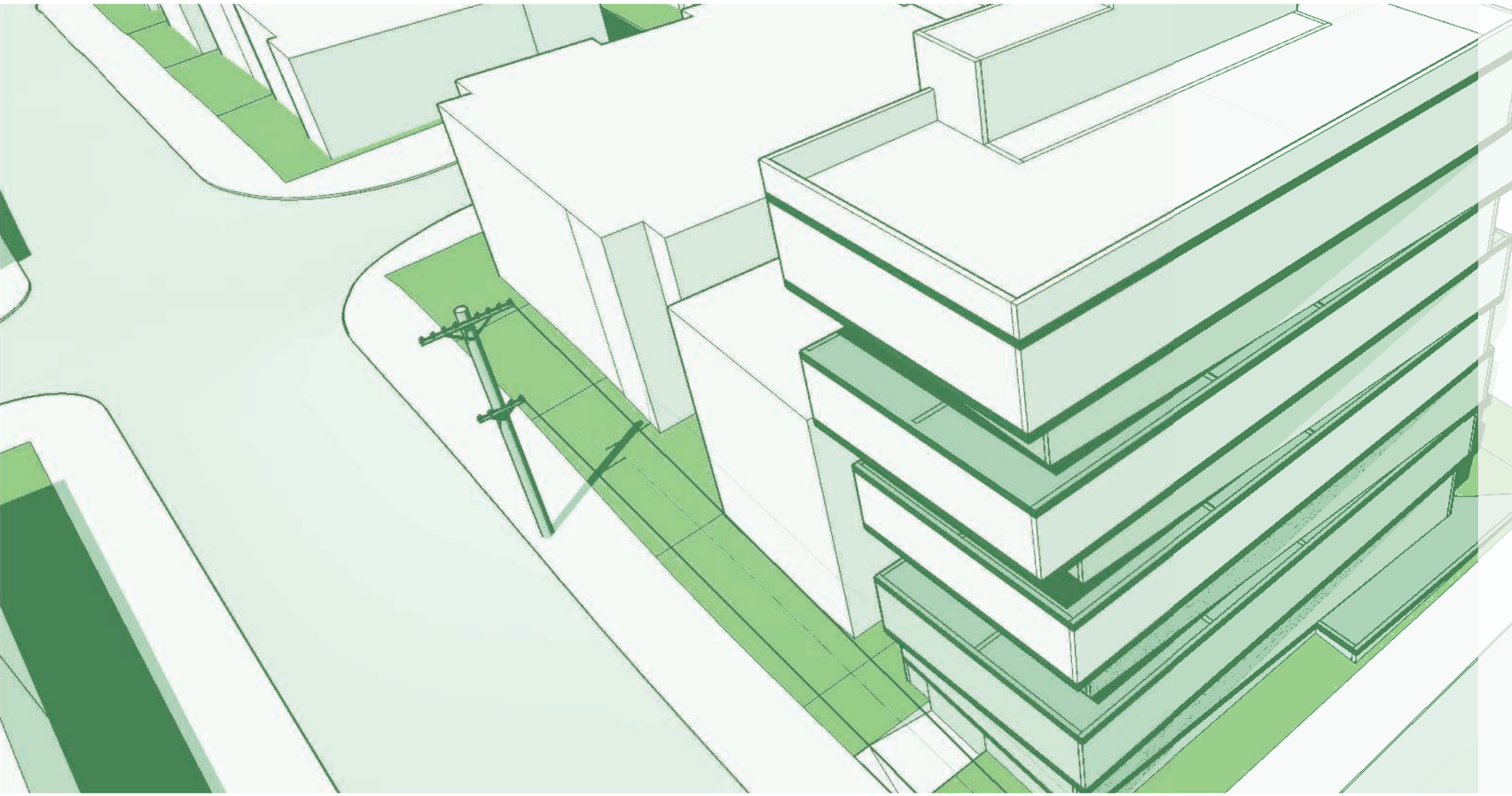


EARLY DESIGN GUIDANCE

818 NE 42ND ST & 4205 9TH AVE NE SEATTLE, WA 98105

SDCI PROJECT NO.
3027511

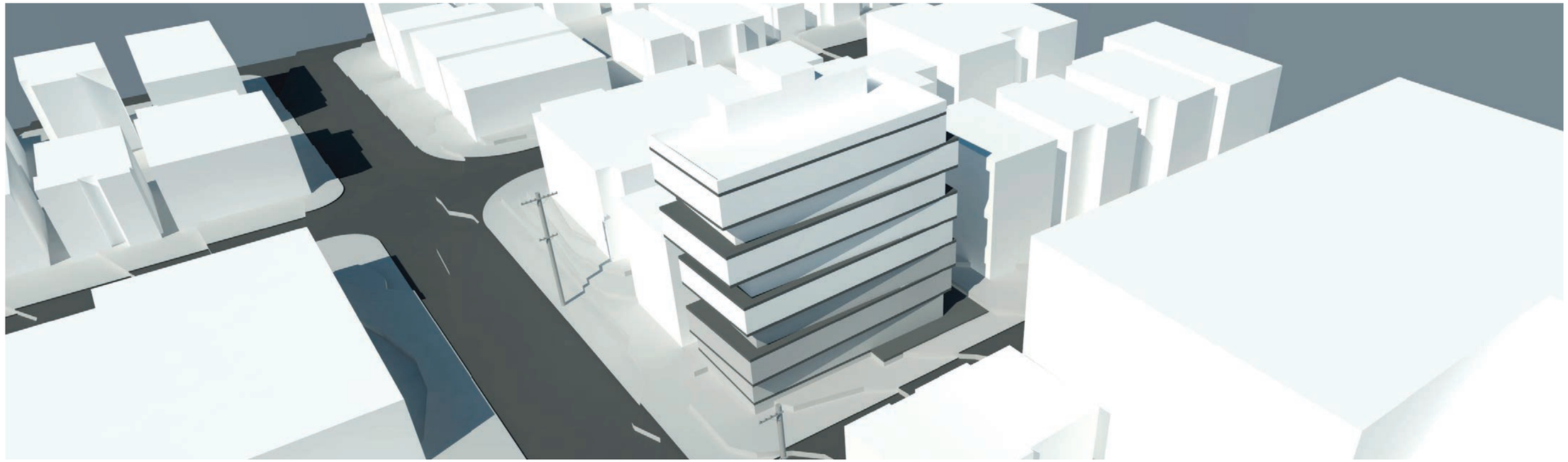
MEETING DATE
August 28, 2017 @ 6:30pm PST

APPLICANT TEAM
Tom Anderson, Owner
Jan Hromada Architecture + Design, Architect

Jan Hromada Architecture + Design

JHAD REF #17B28

SE CORNER PERSPECTIVE



CONTENTS

PROJECT CONTACTS

OWNER
Tom Anderson
818 NE 42nd Street
Seattle, WA 98105
thomasaa58.ta@gmail.com
206 948 5308

ARCHITECT
Jan Hromada Architecture + Design
1325 N 178th St
Shoreline, WA 98133
206 915 3412

Jan Hromada
Principal Architect
jan.hda@gmail.com
206 915 3412

SITE INFORMATION

ADDRESS
818 NE 42nd St & 4205 9th Ave NE
Seattle, WA 98105

SDCI PROJECT NO.
3027511

PARCEL(S)
4092301410

LOT AREA
5,000 SF

OVERLAY DESIGNATION
UNIVERSITY DISTRICT

PARKING REQUIREMENT
NONE

LEGAL DESCRIPTION
LAKE VIEW ADD Plat Block: 6 Plat Lot: 28-29

DEVELOPMENT STATISTICS

ZONING
MR-M1

BUILDING HEIGHT
80'-0" FEET

FLOOR AREA RATIO (FAR)
4.5

ALLOWABLE FAR AREA
22,500 SF

PROPOSED FAR AREA
22,330 SF

RESIDENTIAL UNITS
33 UNITS

PARKING STALLS
NOT REQUIRED; 5 MEDIUM STALLS + 1 VAN ACCESSIBLE STALL

BIKE STALLS
REQUIRED; 1 PER 4 DWELLING UNITS

01 Project Introduction

DEVELOPMENT OBJECTIVES

The proposed development will create an **eight-story residential building with 33 market rate units** at the corner of NE 42nd St and 9th Ave N. An **enclosed 6-stall vehicular parking garage** will be provided along NE 42nd St. The ground level will have an exclusive pedestrian access at the north end of the site along 9th Ave NE connecting to a residential mail lobby, storage, and residential units. An amenity space for residents will be provided on the rooftop deck.

The project site is within an Urban Center Village and Frequent Transit Corridor and thus parking, although provided at the behest of the owner, is ***not required***. The project aims to strengthen the NE 42nd St corridor as it is a designated Green Street in the U-District Urban Design Framework.

The design approach aims to evaluate and challenge architectural form and treatment as it relates to the nature of Seattle's contemporary building boom in the context of the University District ***(see Design Proposal)***. The project, located on a conservatively sized site relative to its zoning designation, literally pushing into its own boundaries as it searches for expression, differentiation, and restraint.

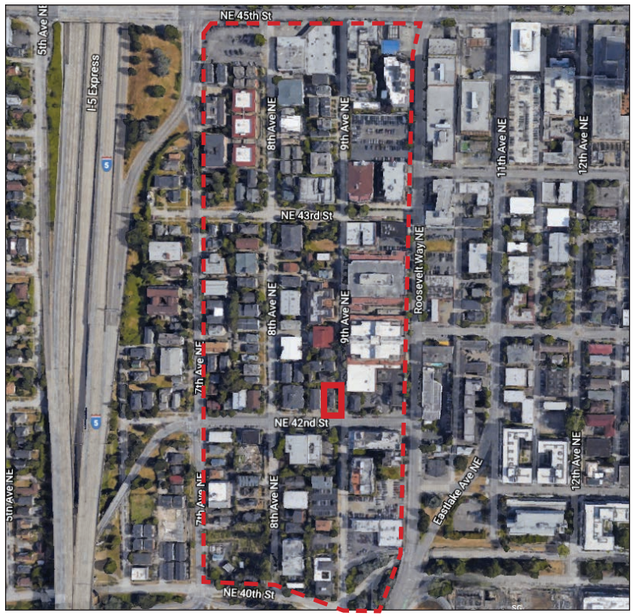
LEVEL	GROSS AREA	FAR AREA	# UNIT	PROVIDED
Roof	2,830 SF	480 SF	None	Roof Deck
8	2,830 SF	2,830 SF	2	Residential
7	2,730 SF	2,730 SF	5	Residential
6	2,830 SF	2,830 SF	4	Residential
5	2,625 SF	2,626 SF	4	Residential
4	2,827 SF	2,827 SF	5	Residential
3	2,625 SF	2,626 SF	4	Residential
2	2,827 SF	2,827 SF	5	Residential
1	2,555 SF	2,555 SF	4	Residential
Lower	3,626 SF	None	None	Parking
Total	28,300 SF	22,330 SF	33 Units	

SITE DESCRIPTION & ANALYSIS

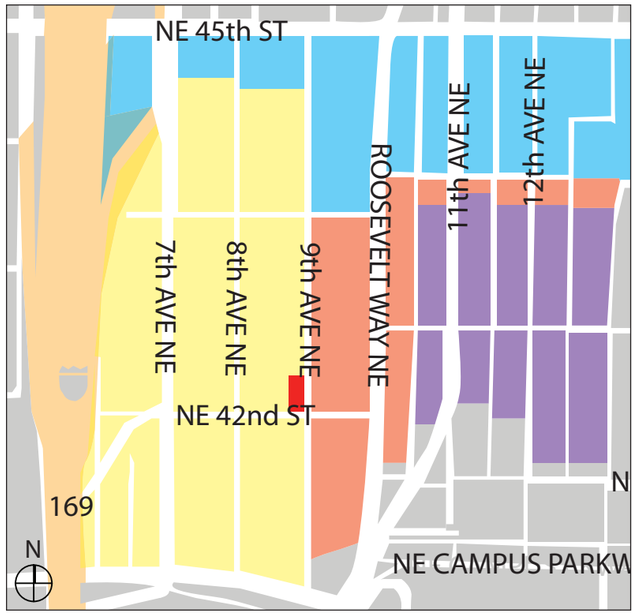
The site is a part of the University District's "West Edge" located on NE 42nd St, an artierial, connecting the I-5 Express Lanes to Roosevelt Way NE (a one-way street south). Roosevelt Way has multiple businesses, restaurants, and shops. The proposed project is within a short walking distance (less than 5 minutes) to bus stops and the future Link Light Rail station on 12th Ave NE between NE 42nd St and NE 43rd St.

The project site is zoned MR-M1 directly and abuts other MR-M1 zoning. Across 9th Ave NE to the east is SM-U 75-240 zoning. Adjacency to such zoning suggests increased business and mixed-use in the future along NE 42nd St. The site is currently occupied by a multi-family dwelling with a driveway provided by easement between it and the adjacent property to the west. The primary residents are students for the nearby University of Washington.

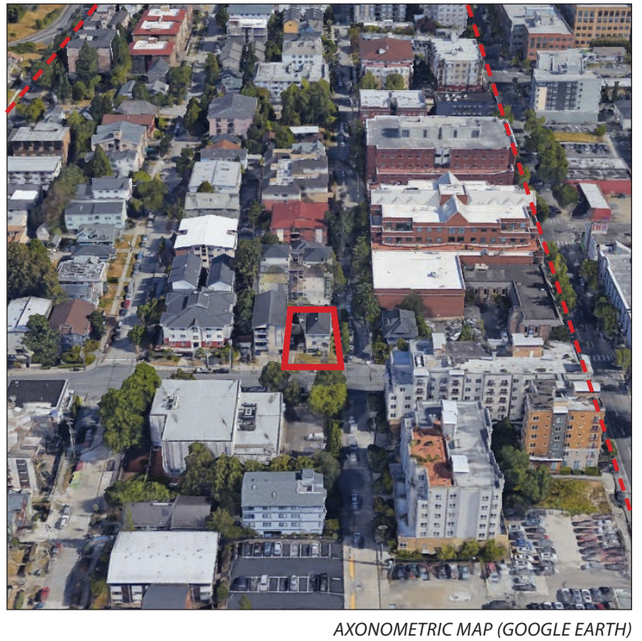
The site slopes down from north to south, approximately 10' across the site with no significant grade change in the east-west direction. No significant trees exist on the site although there currently exist laurels in the adjacent ROW planting along 9th Ave NE. The site is surrounded by multi-family residential in various forms. South of the site, there is a commercial structure currently operated by Century Link for their service center. Directly south of the site is their parking lot for this facility.



9-BLOCK AERIAL MAP



ZONING
- Project Site
- MR
- SM-U 75-240
- SM-U/R 75-240
- SM-U 95-320



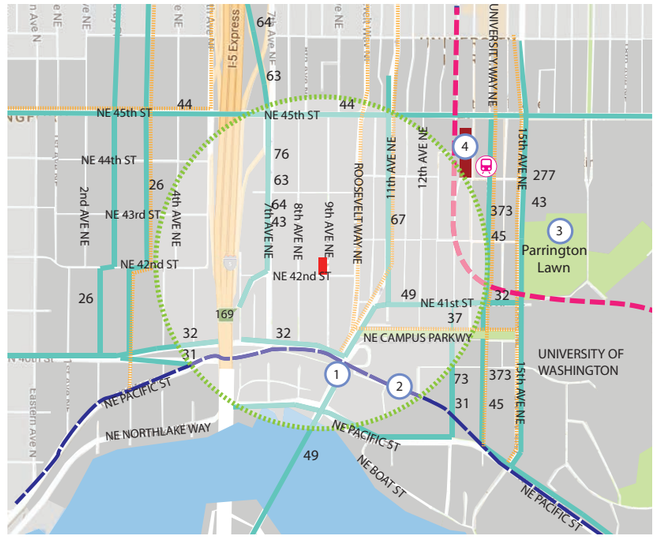
AXONOMETRIC MAP (GOOGLE EARTH)

NEARBY USES
- Project Site
- Single-Family
- Mixed-Use
- Multi-Family
- Commercial
- Service
- Office
- Medical

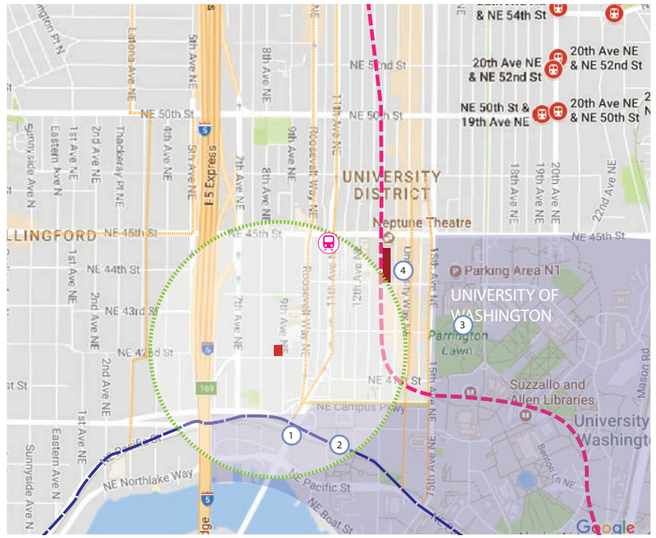
02 Context & Urban Design Analysis

TRANSPORTATION OPTIONS

Proposed development is located in close proximity to Seattle's future Link Light Rail station — U-District Station. The new light rail station will be within walking distance, located several blocks northeast of the project site. There are also a number of bus stops and routes nearby the project site. Bike lanes currently run north to south on Roosevelt Way NE and 12th Ave NE and east to west on the Burke Gilman Trail located to the south. Campus Parkway makes for a natural, full y landscaped connection to the UW Campus from NE 42nd St to Parrington Lawn.



WALKING MAP



VICINITY MAP

VICINITY & WALKING MAP KEY

- Project Site
- Lightrail Station
- (1) The Wall of Death
- (2) Burke-Gilman Trail
- (3) Parrington Lawn
- (4) Future Lightrail Station
- 5' Walking Radius
- Future Lightrail Path
- Burke-Gilman
- Bus Routes
- Bike Lanes

COMMUNITY NODES / LANDMARKS:

The property is located at the NW corner of NE 42nd ST and 9th Ave NE, within walking distance to Roosevelt Ave lined with numerous businesses, restaurants, and shops; University of Washington and "The Ave," the Burke Gilman Trail and

1 The Wall of Death
credit: almostoneday.blogspot.com

2 Burke Gilman Trail
credit: 4static.flickr.com

3 Parrington Lawn @ UW Campus
credit: jsk.standford.edu

4 Future Light Rail Station
credit: mediad.publicbroadcasting.net

NEIGHBORHOOD DESIGN CUES

Surrounding buildings include a variety of low to mid-rise multi-family apartments of varying scale, mixed-use developments along Roosevelt Way, businesses, restaurants, and with townhomes and single-family houses in the directly surrounding neighborhood.

1

STEPPED, STREET-FACING ENTRIES

2

INTEGRATED, SOUTH-FACING BALCONIES

3

WARM, EARTHLY TONED MATERIALS (RED, YELLOW, BROWN)

NEIGHBORHOOD DESIGN CUES

Surrounding buildings include a variety of low to mid-rise multi-family apartments of varying scale, mixed-use developments along Roosevelt Way, businesses, restaurants, and with townhomes and single-family houses in the directly surrounding neighborhood.

4

MULTI-LAYERED URBAN ENVIRONMENT

5

TERRACED OUTDOOR DECKS @ NEARBY APARTMENT

6

SHIFTED MASSING @ NEARBY FUTURE DEVELOPMENT

PAST, PRESENT, AND FUTURE

The University District's "West Edge" is predominantly a mix of single-family residences and multi-family dwellings ranging from converted homes to 4-story apartment buildings.

NEARBY MULTI-DWELLING APARTMENT

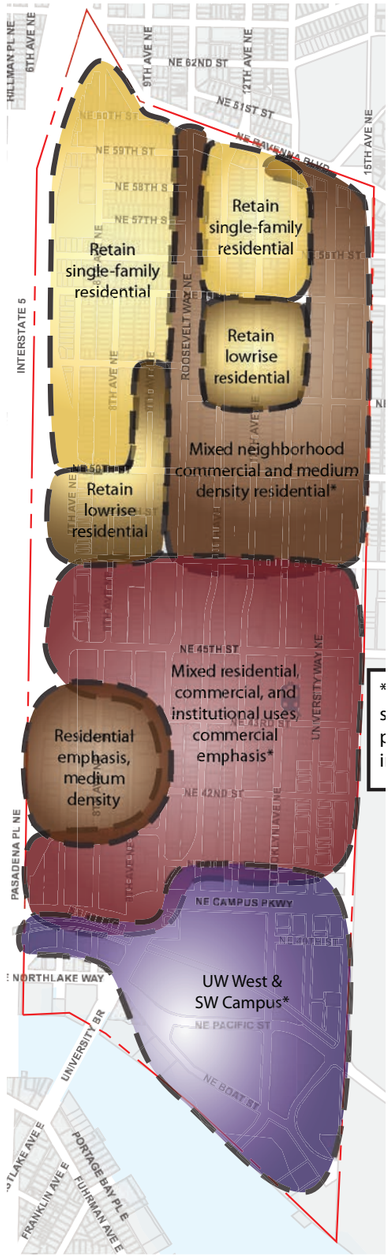
With the very recent unanimous upzone council vote, in response to region-wide housing pressures, the West Edge more than doubles in available height — from LR3 (40'-0") to MR-M1 (85'-0") — with properties east of 9th Ave NE having a possible height of SMU 85-240 (240'-0").

Imagine, for a moment, how this neighborhood looks with the possibility of an existing 60-year old single-family residence a block down from a possible 240'-0" mixed-use building directly across from this project site on 9th Ave NE — it's an area in flux and part of the story of this project.

As such, gleaning architectural forms and siting patterns from existing stock can quickly lead to heavy-handed, misappropriated forms extruded 85'-0" vertically and ultimately orphaned from their contextual origins.

Instead we must look to both community initiatives such as the *U-District Urban Design Framework* where a diverse public opinion has been put in place to shape the direction of the neighborhood and, importantly, concurrent or newly built projects have tackled and addressed — through a public process — these very same issues.

APPROACH TO MASSING BY CONCURRENT PROJECT



U-DISTRICT LAND USE CHARACTER

AN EVOLVING 'WEST EDGE'

The intention is to best acknowledge the past while simultaneously living up to the expectations of the future — all while making something suitable for now.

1

LEGACY SINGLE-FAMILY RESIDENCES ON 8TH AVE NE

2

EXISTING MULTI-STORY, MULTI-DWELLING TO NORTH

3

NEWLY-BUILT DENSE DEVELOPMENT TO SOUTH

02 Projects Concurrently Under Design Review / Construction

UNIVERSITY DISTRICT NEIGHBORHOOD, SEATTLE, WA

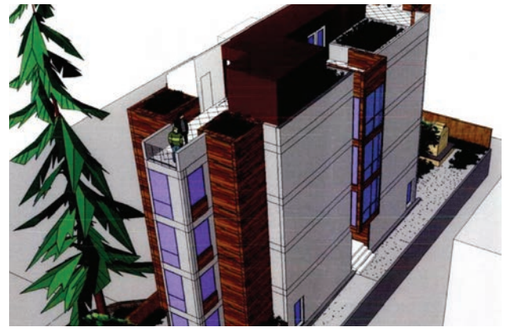
PROJECT LOCATION KEY

- Project Site
- Under Review/ Construction
- Recently Completed

1

4252 8TH AVE NE
4-story structure, 20 Units
Ryan Rhodes Design

2



4229 7TH AVE NE
4-story structure, 23 Units
Tsay Development

3

4046 8TH AVE NE
4-story structure, 37 Units
Build Urban

4

4218 ROOSEVELT WAY NE
5-story structure, 10 Units
Studio 9 Architects

5

4041 ROOSEVELT WAY NE
7-story structure, 214 units
Runberg Architecture Group

6

1121 NE 45TH ST
7-story structure, 85 offices + 3 level parking
SKB Architects

7

4230 11TH AVE NE
7-story structure, 99 units
Johnston Architects

8

4300 15TH AVE NE
new Burke Museum design
Olsen Kundig Architects

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03 Site Photos

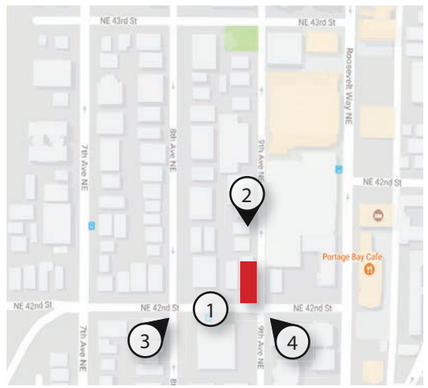
OPPORTUNITIES / CONSTRAINTS

The project site at the corner of NE 42nd St and 9th Ave NE offers a variety of both opportunities and constraints — often a complimentary pair.

1. Most notably is a designated Green Street in the U-District Green Streets Concept Plan. This fact combined with the recent upzone and other key points mentioned here makes this a fantastic opportunity to play a role in the vibrant growth and strategic planning of the 42nd corridor between Roosevelt Ave and the I-5 express lane exit.
2. This portion of the western U-District has a gradual slope south towards the canal and Lake Union making for some fantastic views of downtown Seattle, Lake Union, Mount Rainier, and Seattle's urbanity.
3. While not site specific, the close proximity of Roosevelt Ave is a notable feature of this site. As a result directly across 9th Ave NE is a more dense, mixed use zoning (SMU 75-240) which provides some fantastic future proximity to possible retail and local businesses.
4. The last notable feature, possibly the most readily noticed, is the 8–10 grade change across the north-south section of the project site. This provides a pleasant mix of both opportunity over constraint suited well for this analysis. A gentle yet fairly significant slope allows for underground parking and/or variety in connection to the building footprint as well as concerns over shoring and related earthwork activity.

DESIGN ANALYSIS KEY

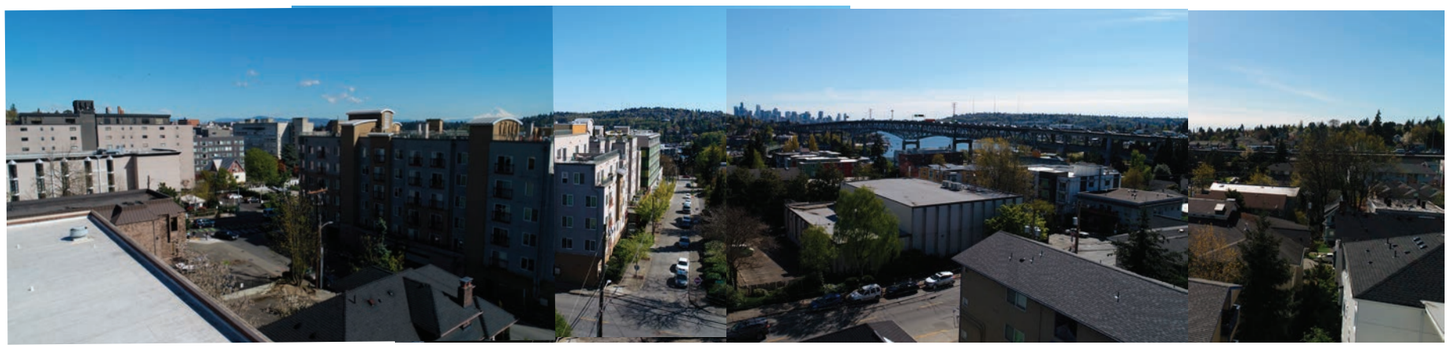
- Project Site
- (1) Green Street Plan
- (2) Aerial View
- (3) Road Proximity
- (4) Slope



1 (1) Improve intersections, create bulb-outs and enhance landscaping. (2) Introduce bulb-outs at bus stops. (3) Maintain on-street parking on both sides.

GREEN STREET PLAN FOR NE 42ND ST CORRIDOR PER THE U-DISTRICT GREEN STREETS CONCEPT PLAN.

2



AERIAL VIEW ABOVE PROJECT SITE @ 60'-0" ABOVE GRADE LOOKING SOUTH.

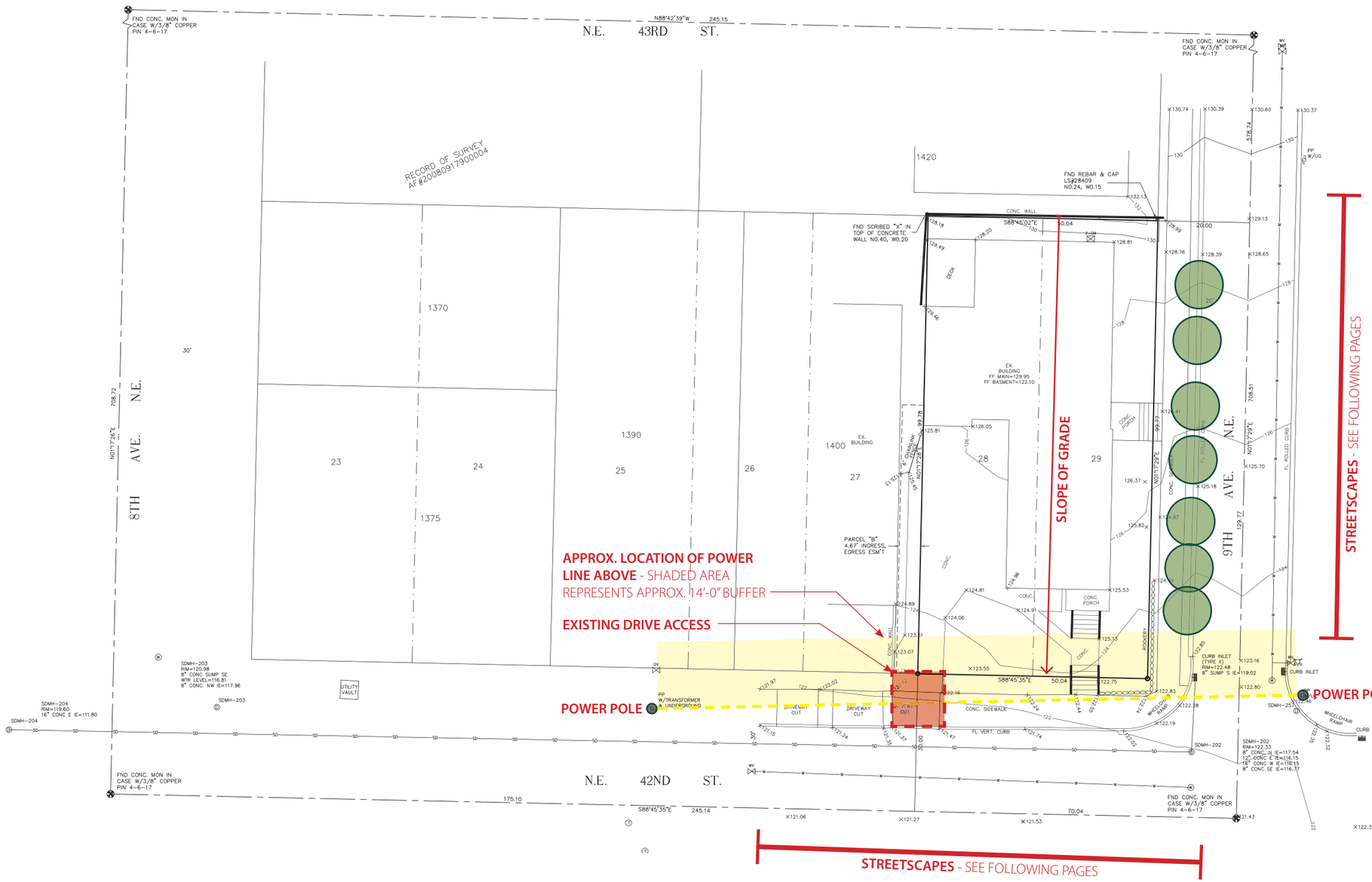
3

LOCATION IS CLOSE TO MAJOR ROUTES IN THE U-DISTRICT AND ROOSEVELT WAY NE.

4

SLOPE ACROSS NORTH-SOUTH SECTION OF PROJECT SITE.

03 Topographic Site Survey ALTA



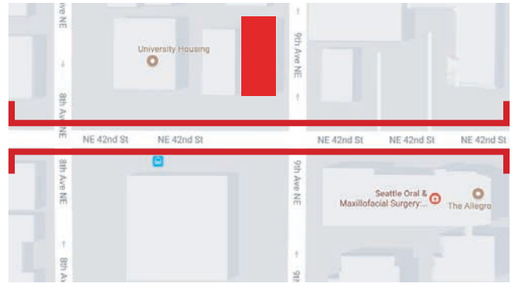
EXISTING TREE KEY

English laurel
Prunus laurocerasus

LEGAL DESCRIPTION

LAKE VIEW ADD
PLat Block: 6
Plat Lot: 28-29

03 Site Streetscapes



NE 42ND ST LOOKING NORTH

Apartment
- 3 stories
- 26 units

Apartment
- 3 stories
- 6 units

Single-family Residential
- 2 stories

Single-family Residential
- 3 stories

NE 42ND ST LOOKING SOUTH

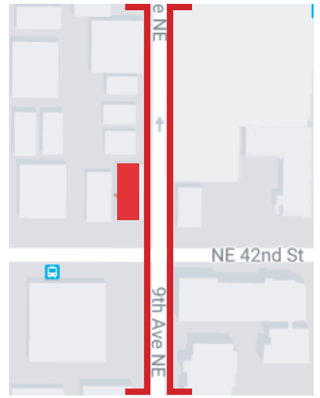
Mixed-Use / Apartments
- 5 stories
- 110 units
- Office space

Service Center Parking Lot

CenturyLink Service Center
- 2 stories
- Commercial building

03 Site Streetscapes

9TH AVE NE LOOKING EAST



Dermatology Clinic at UWMC-Roosevelt
- 2-4 stories
- Commercial medical building

Single-family Residence
- 3 stories

Mixed-Use / Apartments
- 5 stories
- 110 units
- Office space

9TH AVE NE LOOKING WEST

CenturyLink Service Center
- 2 stories
- Commercial building

Single-family Residential
- 2 stories

Apartment
- 4 stories
- 8 units

Apartment
- 4 stories
- 8 units

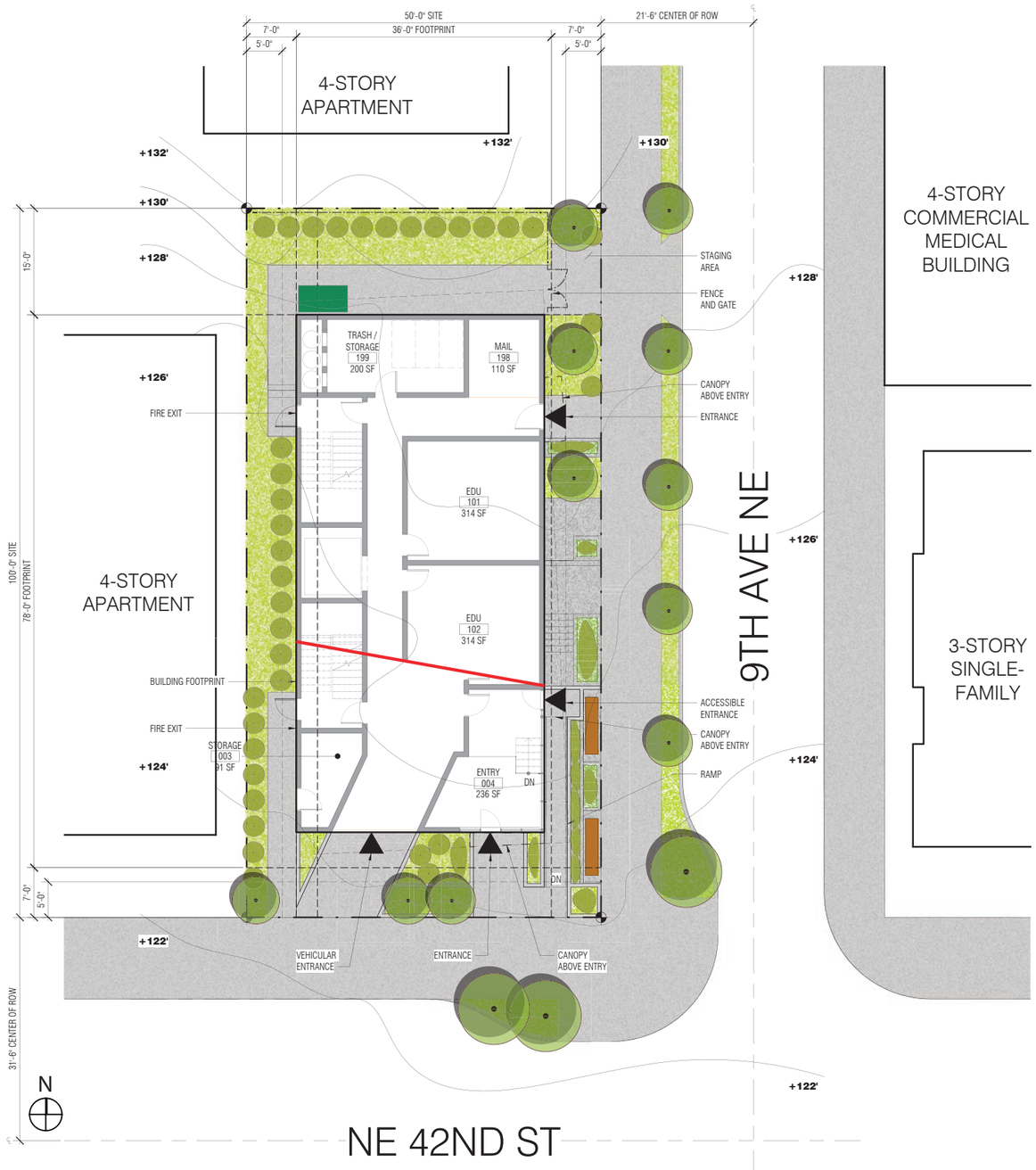
Apartment
- 4 stories
- 8 units

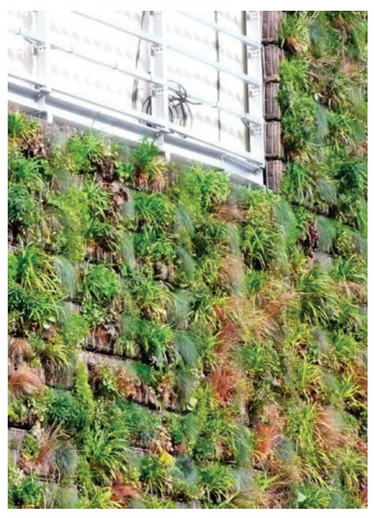
04 *Preferred* Composite Site Plan

KEY

- Pavement / Concrete
- Ground Cover / Grass
- Building Surface
- Entrance
- Shrub / Minor Plant
- Bench
- Planter
- Trash
- Small Tree
- Large Tree

STOOP CONCEPT — LAYERS & CONNECTION





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APPLICABLE ZONING	SMC SECTION	SUB-SECTION	REQUIREMENT	PROVIDED	OPTION 1	OPTION 2	OPTION 3
Permitted and Prohibited Uses	23.45.504	B, Table A, A	Residential use except as listed below — permitted.	Mid-rise multi-family residential use.	COMPLIANT	COMPLIANT	COMPLIANT
Floor area ratio (FAR) limits	23.45.510	E.1	The following floor area is exempt from FAR limits: All underground stories.	Lower Level is an underground story and, thus, exempt from FAR limits.	COMPLIANT	COMPLIANT	COMPLIANT
Floor area ratio (FAR) limits	23.45.510	E.4.c	Portions of a story that extend no more than 4 feet above existing or finished grade, whichever is lower, excluding access in the following circumstances: All multifamily structures in MR and HR zones.	Lower Level is an underground story.	COMPLIANT	COMPLIANT	COMPLIANT
Structure height	23.45.514	H	Roofs enclosed by a parapet. Roof surfaces that are completely surrounded by a parapet may exceed the applicable height limit to allow for a slope, provided that the height of the highest elevation of the roof surface does not exceed 75 percent of the parapet height, and provided that the lowest elevation of the roof surface is no higher than the applicable height limit.	Noted.	COMPLIANT	COMPLIANT	COMPLIANT
Structure height	23.45.514	J.5	In MR and HR zones, the following rooftop features may extend 15 feet above the applicable height limit set in subsections if the combined total coverage of all features does not exceed 20 percent of the roof area, or 25 percent of the roof area if the total includes screened mechanical equipment: a. Stair penthouses; b. Mechanical equipment; f. Penthouse pavilions for the common use of residents;	Noted. All rooftop features shall comply with this requirement.	COMPLIANT	COMPLIANT	COMPLIANT
Structure height	23.45.514	J.6	Elevator penthouses may extend above the applicable height limit up to 16 feet...Stair penthouses may be the same height as an elevator penthouse if the elevator and stairs are co-located within a common penthouse structure.	Noted. Elevator penthouses and co-located stair penthouses shall comply with this requirement.	COMPLIANT	COMPLIANT	COMPLIANT
Multifamily zones with a mandatory housing affordability suffix	23.45.517	B.2	The maximum FAR limit for MR zones with a mandatory housing affordability suffix is 4.5.	Proposed area is at or under maximum square footage for FAR (5,000 sf lot X 4.5 FAR = 22,500 sf allowable area within FAR limit).	COMPLIANT	COMPLIANT	COMPLIANT
		D	Structure height. The maximum height limit for principal structures permitted in MR zones with a mandatory housing affordability suffix is 80 feet, subject to the additions and exceptions allowed as set forth in subsections 23.45.514.C, 23.45.514.H, 23.45.514.I, and 23.45.514.J.	Proposed structure height is at or under maximum height limit.	COMPLIANT	COMPLIANT	COMPLIANT
Setbacks and separations	23.45.518	B	MR zones. Minimum setbacks for the MR zone are shown in Table B: Front and side setback from street lot lines: 7 foot average setback; 5 foot minimum setback.	A departure has been requested for both *Option #2 'Twist'* and *Preferred Option #3 'Rift'* (to different degrees) provide less than an average 7'-0" for a given floor and more than an average 7'-0" on another floor with no net gain, volumetrically, for the development — i.e. volumetrically each facade provides a minimum average 7'-0" setback just not on a per floor basis. A 5'-0" minimum setback has been maintained, per the code requirement.	COMPLIANT	DEPARTURE REQUESTED – see #5 (pg. 62)	DEPARTURE REQUESTED – see #3 (pg. 58)
Setbacks and separations	23.45.518	B	MR zones. Minimum setbacks for the MR zone are shown in Table B: Rear setback: 15 feet from a rear lot line that does not abut an alley; or 10 feet from a rear lot line abutting an alley.	A departure has has been requested for *Preferred Option #3 'Rift'* for a 10'-0" rear setback with no net gain, volumetrically, for the development.	COMPLIANT	COMPLIANT	DEPARTURE REQUESTED – see #1 (pg. 54)

Setbacks and separations	23.45.518	B	MR zones. Minimum setbacks for the MR zone are shown in Table B: Side setback from interior lot line: For portions of a structure: 42 feet or less in height: 7 foot average setback; 5 foot minimum setback; Above 42 feet in height: 10 foot average setback; 7 foot minimum setback.	All options comply with the setback requirements for the portion of structure at or below 42'-0" in height. A departure has has been requested for both *Option #2 'Twist'* and *Preferred Option #3 'Rift'* for an average setback greater (>) than 10'-0" above 42'-0" in height. The 7'-0" minimum setback above 42'-0" complies with the existing requirement.	**COMPLIANT**	**DEPARTURES REQUESTED – see #4 (pg. 60)**	**DEPARTURES REQUESTED – see #2 (pg. 56)**
Setbacks and separations	23.45.518	H.3	Bay windows and other features that provide floor area may project a maximum of 2 feet into required setbacks and separations if they: a. are no closer than 5 feet to any lot line; b. are no more than 10 feet in width; and c. combined with garden windows and other features included in subsection 23.45.518.H.2, make up no more than 30 percent of the area of the facade.	Will comply.	**COMPLIANT**	**COMPLIANT**	**COMPLIANT**
Setbacks and separations	23.45.518	J.4	Structures in required setbacks or separations: Underground structures are permitted in any required setback or separation.	Parking structure in Lower Level is partially located underground. Only those portions of the structure underground shall be within any required setback.	n/a	**COMPLIANT**	**COMPLIANT**
Amenity area	23.45.522	C	The required amount of amenity area in MR and HR zones is equal to 5 percent of the total gross floor area of a structure in residential use.	Amenity area is located at the rooftop and will be common and accessible to all residents.	**COMPLIANT**	**COMPLIANT**	**COMPLIANT**
Landscaping standards	23.45.524	A.2.b	Landscaping that achieves a Green Factor score of 0.5 or greater is required for any lot within an MR or HR zone.	Project is committed to achieving the required Green Factor score.	**COMPLIANT**	**COMPLIANT**	**COMPLIANT**
Landscaping standards	23.45.524	B.1	Street trees are required if any type of development is proposed.	Street trees are provided as part of this new development.	**COMPLIANT**	**COMPLIANT**	**COMPLIANT**
Landscaping standards	23.45.524	B.3	If it is not feasible to plant street trees in a right-of-way planting strip, a 5 foot setback shall be planted with street trees along the street lot line, or landscaping other than trees shall be provided in the planting strip.	Noted.	**COMPLIANT**	**COMPLIANT**	**COMPLIANT**
Parking location, access, and screening	23.45.536	B.3	Parking may be located in a structure or under a structure, provided that no portion of a garage that is higher than 4 feet above existing or finished grade, whichever is lower, shall be closer to a street lot line than any part of the street-level, street-facing facade of the structure in which it is located;	Compliant.	n/a	**COMPLIANT**	**COMPLIANT**
Parking location, access, and screening	23.45.536	C.3	On corner lots, if street access is permitted pursuant to subsection 23.45.536.C.2, the applicant may determine the street from which access is taken, unless the use of the street chosen by the applicant would create a significant safety hazard.	For parking provided in Lower Level, the applicant has determined to provide street access on the SW corner of the lot located along NE 42nd St.	n/a	**COMPLIANT**	**COMPLIANT**
Required parking	23.54.015	Table B, II.L	All residential uses within urban centers or within the Station Area Overlay District. No minimum requirement.	Parcel is located within University District Northwest Urban Center Village area overlay, no parking proposed.	**COMPLIANT**	n/a	n/a
		Table D, D.2	Parking for Bicycles. Long-term: 1 per 4 dwelling units or 0.75 per small efficiency dwelling unit; Short-term: None.	Required bike parking stalls are provided per plans.	**COMPLIANT**	**COMPLIANT**	**COMPLIANT**
Solid waste and recyclable materials storage and access	23.54.040	Table A	Shared Storage Space for Solid Waste Containers. Residential development with 26-50 dwelling units shall have a minimum area for shared storage space of 375 square feet.	A trash area of ranging between 100–200 sf is provided per floor.	**COMPLIANT**	**COMPLIANT**	**COMPLIANT**

CS1. Natural Systems & Site Features

Use Natural systems / features of the site and its surroundings as a starting point for project design.

B. Sunlight & Natural Ventilation

B.2 Daylight and Shading: Maximize daylight for interior and exterior spaces and minimize shading on adjacent sites through the placement and/or design of structures on the site.

RESPONSE:

The structure is oriented in a north-south direction with the core located on the northwest. This allows each unit to have an easterly, street (open space) facing front — democratizing the available daylight and experience as best as possible.

Because of this orientation, the shadowing on adjacent structures is minimized as best as possible. The fact of the taller structure accommodating the new MR zone standing nearby legacy LR3 will result in some inherent shading.

C. Topography

C.1 Land Form: Use the natural topography and/or other desirable land forms or features to inform the project design.

RESPONSE:

The topography informs both the Conceptual Approach to the design as well as some of the more functional moves being employed. The slope of the site to the south naturally makes available views to the city and waterways as the grade falls away. This strongly suggests creating views and accessibility to the 180 degree arc to the south.

Here through terracing the structure and twisting its floor plates, a maximum visual advantage is taken from the topography.
Conceptually the terraced floors are a mimic of natural slopes as well as an homage to more traditional techniques of dealing with changing topography.

C.2 Elevation Changes: Use the existing site topography when locating structures and open spaces on the site. Consider "stepping up or down" hillsides to accommodate significant changes in elevation.

RESPONSE:

The existing topography allows for the building to have two distinct entrances each to their own advantage, level, and approach. Additionally a parking structure may naturally make use of the sloping grade to hide itself partially under the building thereby reducing its visiblity and prominence.

By providing an amenity deck space on the south end of the roof, the project makes use of the natural slope as it slopes away from the building to the south thereby accentuating the perceived height of the deck.

University Supplemental Guidance

CS1-I. Streetscape Compatibility

I.i Minimizing shadow impacts is important in the University neighborhood. The design of a structure and its massing on the site can enhance solar exposure for the project and minimize shadow impacts onto adjacent public areas between March 21st and September 21st. This is especially important on blocks with narrow rights-of-way relative to other neighborhood streets, including University Way, south of NE 50th Street.

RESPONSE:

With a small section from east to west (structure oriented north-south) the impact of shadowing is minimized especially between March 21st and September 21st.

CS2. Urban Pattern and Form

Strengthen the most desirable forms, characteristics, and patterns of the streets, block faces, and open spaces in the surrounding area.

A. Location in the City and Neighborhood

A.2 Architectural Presence: Evaluate the degree of visibility or architectural presence that is appropriate or desired given the context, and design accordingly. A site may lend itself to a "high-profile" design with significant presence and individual identity, or may be better suited to a simpler but quality design that contributes to the block as a whole. Buildings that contribute to a strong street edge, especially at the first three floors, are particularly important to the creation of a quality public realm that invites social interaction and economic activity. Encourage all building facades to incorporate design detail, articulation and quality materials.

RESPONSE:

The design of this project is an amalgamation of responding to and referencing the natural topography (as discussed) as well as addressing the volumes of a tall structure in an area not yet tall — but with a very possible near future of having structures 1-3 times this project's height directly adjacent.

In that sense it claims a bit of identity by approaching verticality in a way not explored heavily in the region but also admits some humility as it responds to site considerations, access to open space and lighting, and by providing a pedestrian scale at its base.

C. Relationship to the Block

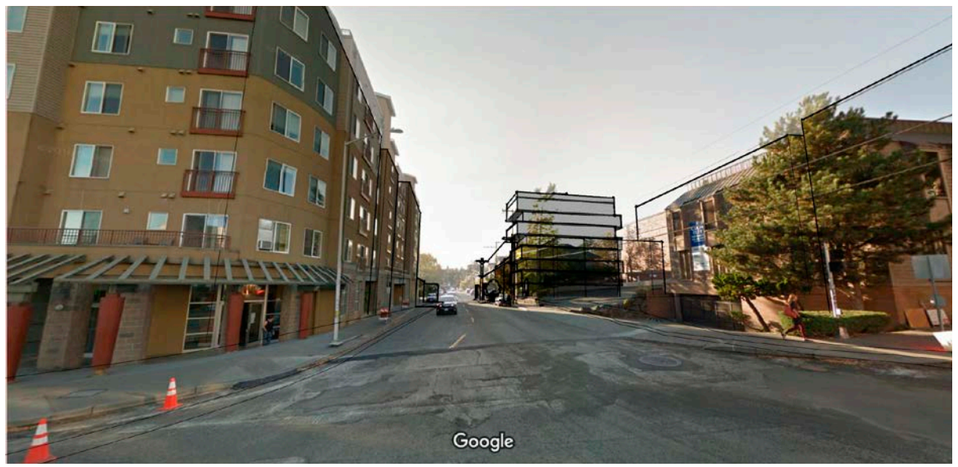
C.1 Corner Sites: Corner sites can serve as gateways or focal points; both require careful detailing at the first three floors due to their high visibility from two or more streets and long distances.

RESPONSE:
The conceptual design of this project is intended to differentiate itself from that of other more box-like developments. The impact here is really by creating a focal point of visual interest from a distance thereby pulling the eye down NE 42nd St from Roosevelt Way NE. This activates NE 42nd St corridor, complements the mixed-use development between 9th Ave NE and Roosevelt Way, and supports NE 42nd St as a future Green Street.

D. Height, Bulk, & Scale

D.3 Zone Transitions: For projects located at the edge of different zones, provide an appropriate transition or complement to the adjacent zone(s). Projects should create a step in perceived height, bulk and scale between the anticipated development potential of the adjacent zone and the proposed development.

RESPONSE:
The design of this project definitely insists on its size and does not attempt to condition itself too much to the existing lower height development. In this way, as a future transition between MR and SMU85-240 zoning, the project succeeds as a transitional element.



University Supplemental Guidance

CS2-III. Corner Lots

III.i For new buildings located on a corner, including, but not limited to the corner locations identified in Map 3 on page 7, consider providing special building elements distinguishable from the rest of the building such as a tower, corner articulation or bay windows. Consider a special site feature such as diagonal orientation and entry, a sculpture, a courtyard, or other device. Corner entries should be set back to allow pedestrian ow and good visibility at the intersection.

RESPONSE:
The terraced south-facing facade will differentiate the project from other nearby developments as well as the south facade and east-west profiles from that of the remainder of the building.

CS3. Architectural Context and Character

Contribute to the architectural character of the neighborhood.

A. Emphasizing Positive Neighborhood Attributes

A.4 Evolving Neighborhoods: In neighborhoods where architectural character is evolving or otherwise in transition, explore ways for new development to establish a positive and desirable context for others to build upon in the future.

RESPONSE:
The project will be setting an example of development and framing the conversation going into the future of this West Edge area. Here we are not claiming to have a one-all solution for future contexts, but it is definitely a topic at hand and something both the City of Seattle and the applicant need to consider.

C. Weather Protection

C.1 Locations and Coverage: Overhead weather protection is encouraged and should be located at or near uses that generate pedestrian activity such as entries, retail uses, and transit stops. Address changes in topography as needed to provide continuous coverage the full length of the building, where possible.

RESPONSE:
Natural overhead protection is provided where the shifted twisted floor plates overhang at both entrances. An entry design will be provided at these locations embellishing and providing additional weather protection (probably a canopy design).

C.2 Design Integration: Integrate weather protection, gutters and downspouts into the design of the structure as a whole, and ensure that it also relates well to neighboring buildings in design, coverage, or other features.

RESPONSE:
Natural overhead protection is provided where the shifted twisted floor plates overhang at both entrances. An entry design will be provided at these locations embellishing and providing additional weather protection (probably a canopy design).

DC1. Project Uses and Activities

Optimize the arrangement of uses and activities on site.

A. Arrangement of Interior Spaces

A.4 Views and Connections: Locate interior uses and activities to take advantage of views and physical connections to exterior spaces and uses, particularly activities along sidewalks, parks or other public spaces.

RESPONSE:
The existing topography allows for the building to have two distinct entrances each to their own advantage, level, and approach. Additionally a parking structure may naturally make use of the sloping grade to hide itself partially under the building thereby reducing its visiblity and prominence.

By providing a amenity deck space on the south end of the roof, the project makes use of the natural slope as it slopes away from the building to the south thereby accentuating the perceived height of the deck.

C. Parking and Service Uses

C.1 Below-Grade Parking: Locate parking below grade wherever possible. Where a surface parking lot is the only alternative, locate the parking in rear or side yards, or on lower or less visible portions of the site.

RESPONSE:
The parking structure may naturally make use of the sloping grade to hide itself partially under the building thereby reducing its visiblity and prominence.

DC2. Architectural Concept

Develop an architectural concept that will result in a unified and functional design that fits well on the site and within its surroundings.

A. Massing

A.2 Reducing Perceived Mass: Use secondary architectural elements to reduce the perceived mass of larger projects. Consider creating recesses or indentations in the building envelope; adding balconies, bay windows, porches, canopies or other elements; and/or highlighting building entries.

RESPONSE:
The terraced south-facing facade will differentiate the project from other nearby developments as well as the south facade and east-west profiles from that of the remainder of the building.

B. Architectural and Facade Composition

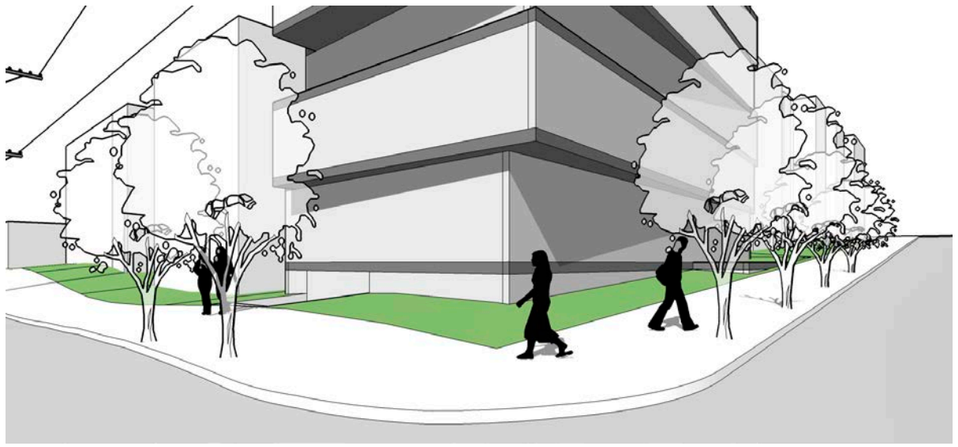
B.1 Façade Composition: Design all building facades—including alleys and visible roofs—considering the composition and architectural expression of the building as a whole. Ensure that all facades are attractive and well- proportioned through the placement and detailing of all elements, including bays, fenestration, and materials, and any patterns created by their arrangement. On sites that abut an alley, design the alley façade and its connection to the street carefully. At a minimum, consider wrapping the treatment of the street-facing façade around the alley corner of the building.

RESPONSE:
All facades are incoporated into the conceptual design process and are expressed as part of the volumetric terracing of floor plates – which may be carried through flat portions through use of material or more subtle steps.

C. Secondary Architectural Features

C.2 Dual Purpose Elements: Consider architectural features that can be dual purpose—adding depth, texture, and scale as well as serving other project functions. Examples include shading devices and windows that add rhythm and depth as well as contribute toward energy efficiency and/or savings or canopies that provide street-level scale and detail while also offering weather protection. Where these elements are prominent design features, the quality of the materials is critical.

RESPONSE:
The shifted and twisted floor plates serve multiple purposes such as: providing diversity in daylighting and views, providing weather protection for portions of the building, breaking up the massing of the structure, and creating vertical outdoor moments which can be used for vegetation or private outdoor deck areas.



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07 Conceptual Approach

PAST, PRESENT, AND FUTURE

The University District's "West Edge" is predominantly a mix of single-family residences and multi-family dwellings ranging from converted homes to 4-story apartment buildings.

NEARBY MULTI-DWELLING APARTMENT

With the very recent unanimous upzone council vote, in response to region-wide housing pressures, the West Edge more than doubles in available height — from LR3 (40'-0") to MR-M1 (85'-0") — with properties east of 9th Ave NE having a possible height of SMU 85-240 (240'-0").

Imagine, for a moment, how this neighborhood looks with the possibility of an existing 60-year old single-family residence a block down from a possible 240'-0" mixed-use building directly across from this project site on 9th Ave NE — it's an area in flux and part of the story of this project.

As such, gleaning architectural forms and siting patterns from existing stock can quickly lead to heavy-handed, misappropriated forms extruded 85'-0" vertically and ultimately orphaned from their contextual origins.

Instead we must look to both community initiatives such as the *U-District Urban Design Framework* where a diverse public opinion has been put in place to shape the direction of the neighborhood and, importantly, concurrent or newly built projects have tackled and addressed — through a public process — these very same issues.

APPROACH TO MASSING BY CONCURRENT PROJECT

DESIGN INSPIRATION

Stepping the building's form is a creative way to provide a variety of interior-to-exterior spatial arrangements and inform views while simultaneously breaking the volume and creating a more active, involved architecture in the surrounding urban environment — ultimately breaking up the verticality and providing interest to both private residents and the public.

1

ASAKUSA CULTURE AND TOURISM CENTER

2

THE CUBE BEIRUT

3

56 LEONARD STREET, NEW YORK

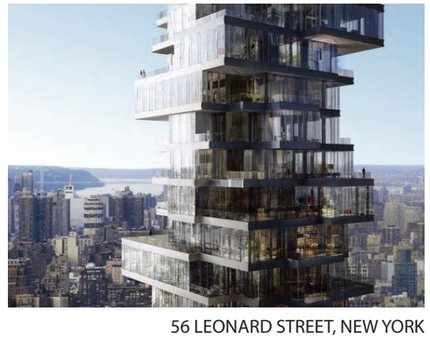
4

347 BEIRUT TERRACES

5

347 BEIRUT TERRACES

6



56 LEONARD STREET, NEW YORK

VERTICALITY VS THE TOWER

First the bad — this project consists of a 5,000sf lot of which 2,820sf (55%) is buildable beyond the required setbacks. This buildable area reduces in height due to two factors: (1) clearance for existing power lines and (2) a step required above 42'-0" in height. The FAR of 4.5 totals the allowable FAR area at 22,500sf.

Max-ing out each floor to each edge for each of the 8-stories results in a volume not able to obtain it's maximum FAR area.

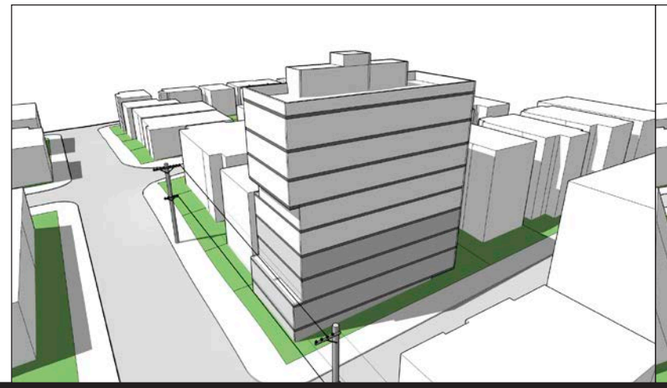
So what? One may ask. — With nothing more than site size and height, a blank faced tower has been raised in perfect antithesis of the goals of the city's and neighborhood's *Design Guidelines* and *U-District Urban Design Framework*.

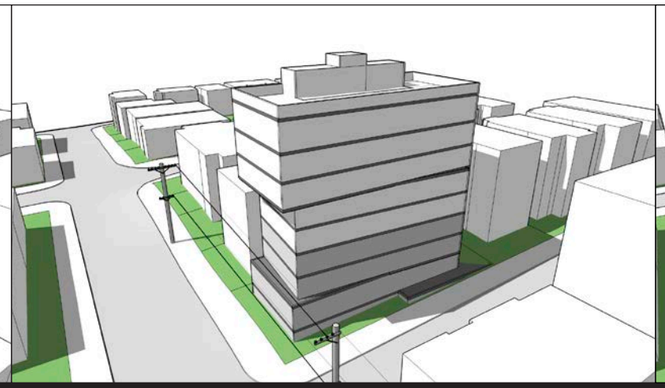
Suddenly vertical undulation is counter-productive and only accentuates the mass' verticality. Podiums / bases with a stepped back mass are no longer feasible — a perfect place to increase FAR area while reducing the perception of the tower while simultaneously strengthening the base at the street.

How can we (1) strengthen the base of the building (2) perceptibly step the bulk of the structure, and (3) break up what otherwise is a fairly large mass?

SHIFTED MASSING @ NEARBY FUTURE DEVELOPMENT

Let us investigate undulating the building horizontally as it goes up. Terracing, twisting, protruding, shifting, rifting, changing — where natural voids may turn into intermediate vegetated roofs or exterior decks. Where the first cantilevered floor can provide scale and place to the pedestrian and provide an illusion of a step commonly found with a podium concept.

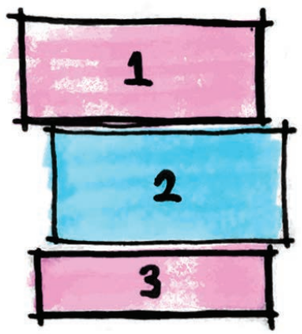




	Option 1 "Block"	**Option 2 "Twist"**	Preferred **Option 3 "Rift"**
CONCEPT	A design most functionally responsive to both physical site considerations — view, orientation, adjacent utilities, grade — and policy driven cultural aspects — land use, spacing, prescribed form, and public health / safety. A skeleton used as a design basis for other massing options.	The center portion is rotated to take advantage of the 180 degree views and variation in lighting qualities a south / east facing site offers. Use of setback averaging is employed to twist the structure into two distinct orientations — an advantageous shift to capture a mix of view, lighting quality, and, ultimately, providing more variety to the interior residential spaces.	Multiple orientations are created to expand views and daylighting. Rifted terracing provides a variety of diverse and unique spaces to both the private residents and public passersby, interior and exterior to the development. Stepped massing takes advantage of the verticality where instances of outdoor green spaces and private exterior decks can emerge — all without staking claim to additional volume (and thus floor area).
# UNITS	31 Units	30 Units	33 Units
# LIVE / WORK UNITS	None	None	None
RESIDENTIAL AREA	13,020 SF	12,750 SF	12,770 SF
COMMERCIAL AREA	None	None	None
PARKING STALLS	Not required; None	Not required; 5 medium stalls + 1 van accessible	Not required; 5 medium stalls + 1 van accessible
BIKE STALLS	Required; 1 per 4 dwelling un	Required; 1 per 4 dwelling units	Required; 1 per 4 dwelling units
GROSS FLOOR AREA	25,730 SF	28,590 SF	28,300 SF
FAR AREA	21,320 SF	22,310 SF	22,330 SF
RESIDENTIAL FAR	11,740 SF	12,750 SF	12,770 SF
OPPORTUNITIES	• Street-level street-facing residential units with stoops and landscaping for a more activated public corridor. • Most efficient use of space.	• Provides more types of daylighting, views, unit diversity, and materials. • A balance of efficient use of space and form. • Breakup of the "box" — more architecturally responsive and urban.	• Urban corridor is reinforced at base of building as structure terraces slightly above street level. • Expands widely on: daylighting, views, unit diversity, and materials. • Breakup of the "box" — more architecturally responsive and urban.
CONSTRAINTS	• Limited exploration of architectural form. • Very planar facade most likely to rely on standard architectural tropes such as bay windows, material changes, and vertical stepping. • Odd spaces at rear of building at lower levels.	• Heavy top set of floors. • More difficult to construct. • Relies on a few departures to allow the movement of massing.	• Least "efficient" use of space. • More difficult to construct. • Relies on a few departures to allow the movement.
CODE COMPLIANCE	Compliant	Non-compliant; Departures #4 and #5 (pg. 60–63)	Non-compliant; Departures #1, #2, and #3 (pg. 54–59)

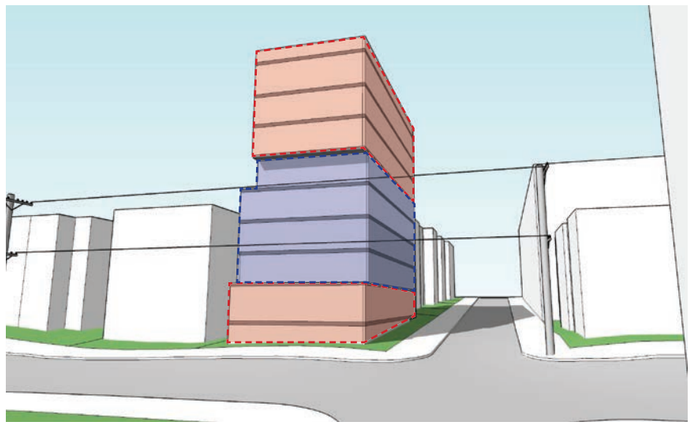
07 Option 1 'Block' | Summary

PARTI



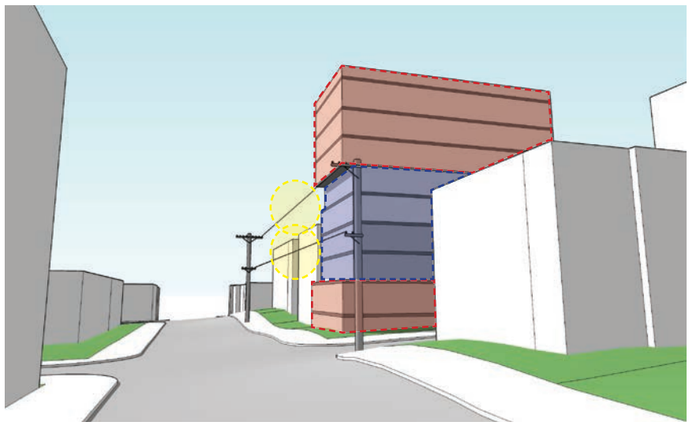
# UNITS	31 Units
# LIVE / WORK UNITS	None
RESIDENTIAL AREA	13,015 SF
COMMERCIAL AREA	None
PARKING STALLS	None
BIKE STALLS	1 per 4 dwelling units
GROSS FLOOR AREA	25,730 SF
FAR AREA	21,320 SF
RESIDENTIAL FAR	11,740 SF
CODE COMPLIANCE	Compliant

CONCEPT DIAGRAMS



SW CORNER VIEW LOOKING UP 9TH AVE NE

- Podium and upper strengthen urban corridor and reinforce street grid.
- Stepped middle allows for change in materials and fenestration.



SE CORNER VIEW LOOKING DOWN NE 42ND ST

- Podium and upper strengthen urban corridor and reinforce street grid.
- Stepped middle allows for change in materials and fenestration.
- Power line clearance results in step at middle portion of structure massing.

DESIGN CUES

DESIGN CUE A

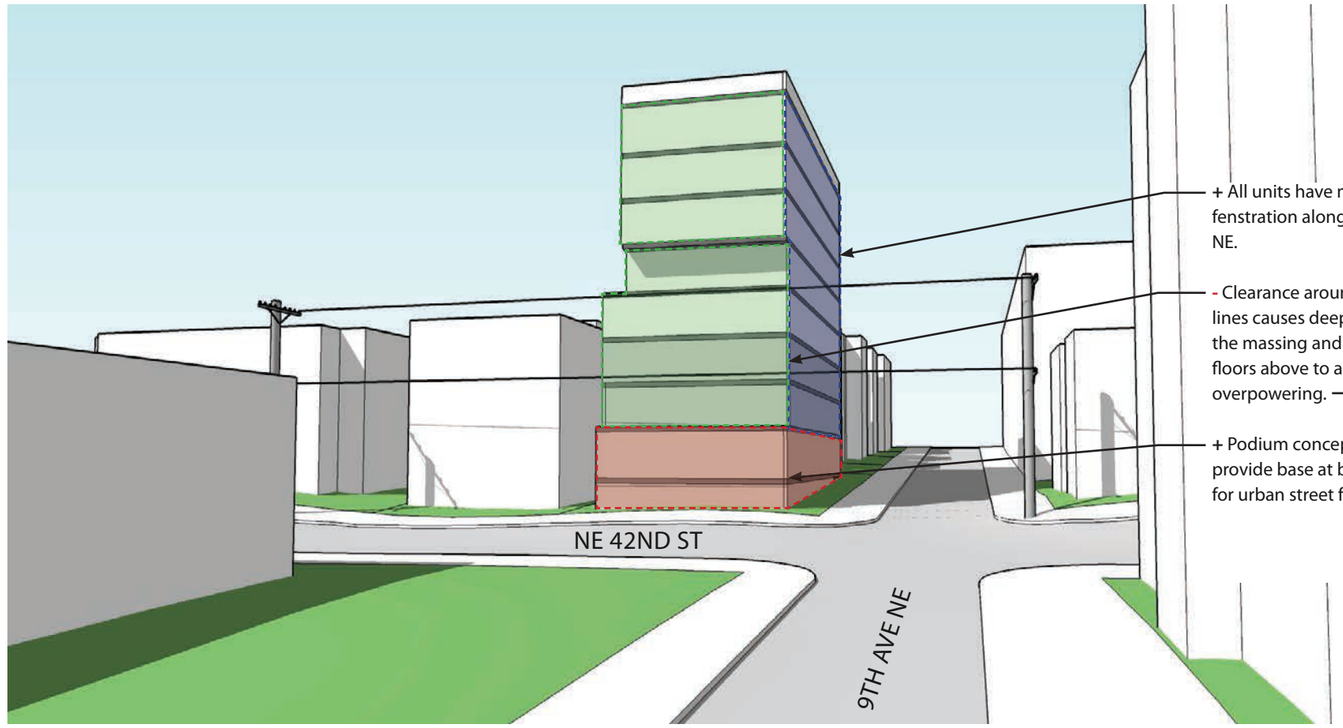
Asymmetric play in materials to dematerialize flat facades.

DESIGN CUE B

Accentuation of one facade over the other.

07 Option 1 'Block' | Massing Design Analysis

PROS & CONS

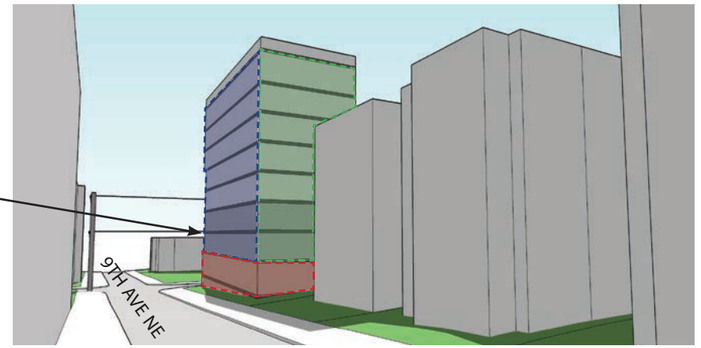


SE CORNER VIEW — looking north on 9th Ave NE

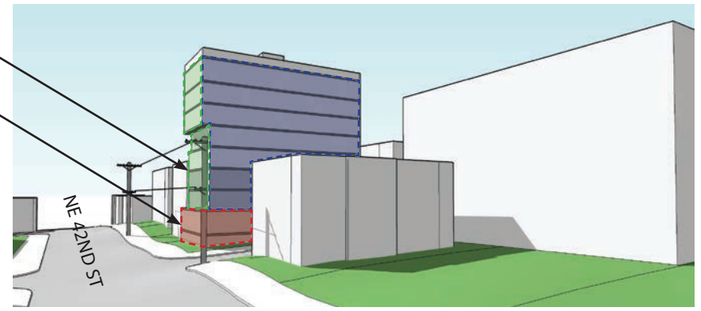
+ All units have major fenstration along 9th Ave NE.

- Clearance around power lines causes deep cut into the massing and causes floors above to appear overpowering.

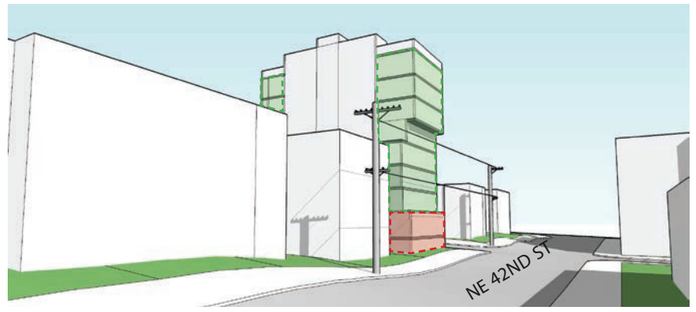
+ Podium concept to provide base at building for urban street frontage.



NE CORNER VIEW — looking south on 9th Ave NE



SE CORNER VIEW — looking west on NE 42nd St



SW CORNER VIEW — looking east on NE 42nd St

DESIGN ANALYSIS KEY

- Major Fenestration
- Minor Fenestration
- Entry and Transparency
- Blank Wall

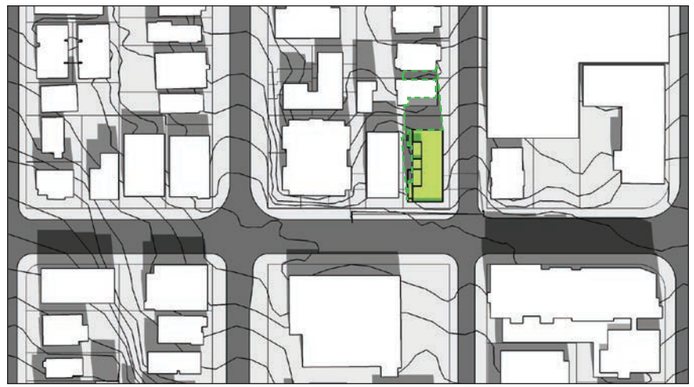
07 Option 1 'Block | Shadow Study

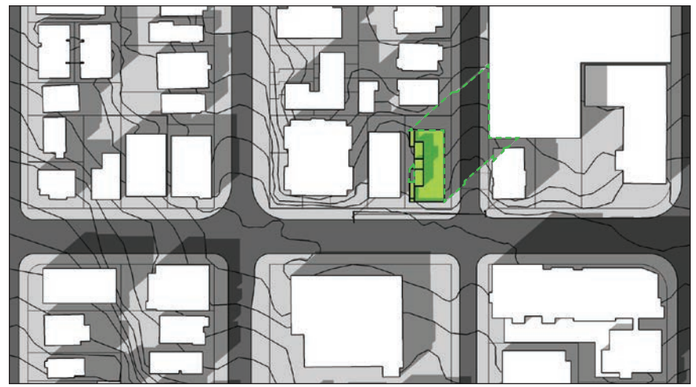
10:00 AM

12:00 PM

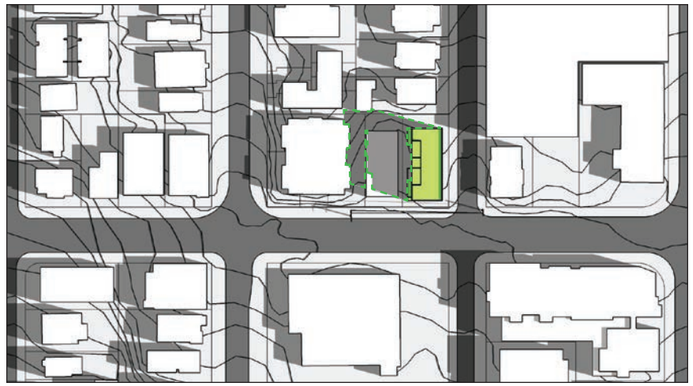
2:00 PM

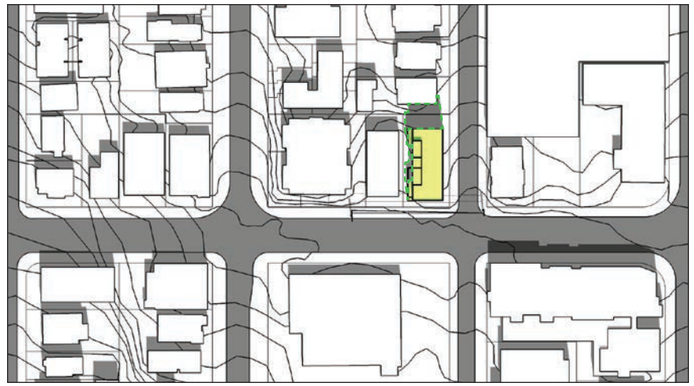
MARCH 21

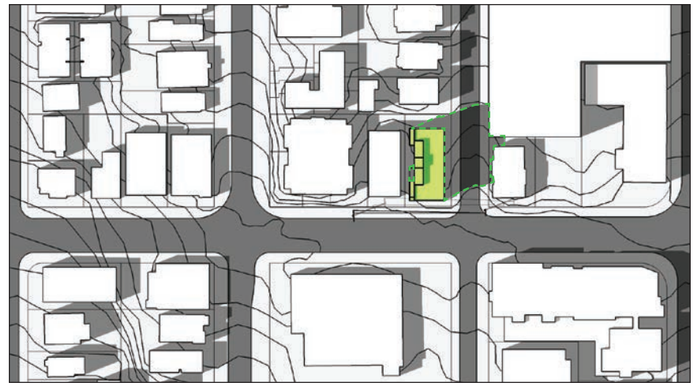




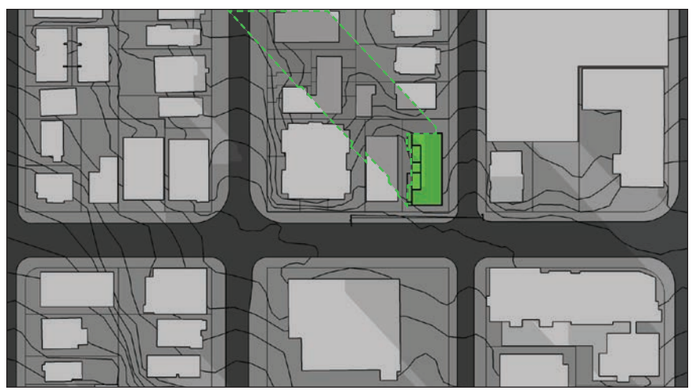
JUNE 21

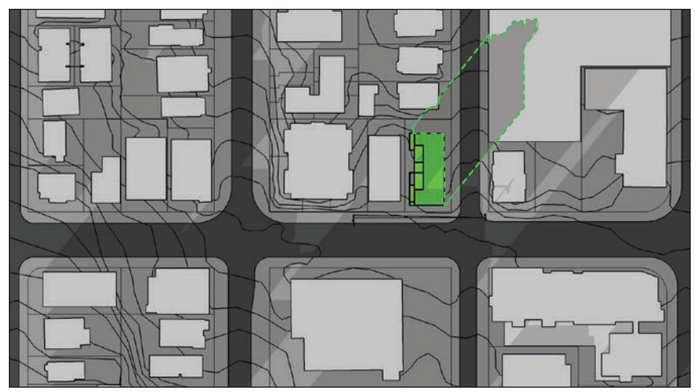






DECEMBER 21



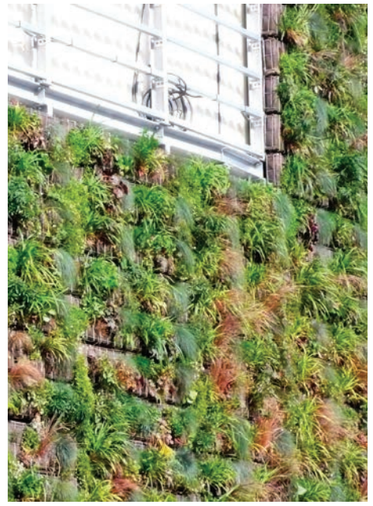


N

07 Option 1 'Block | Composite Site Plan

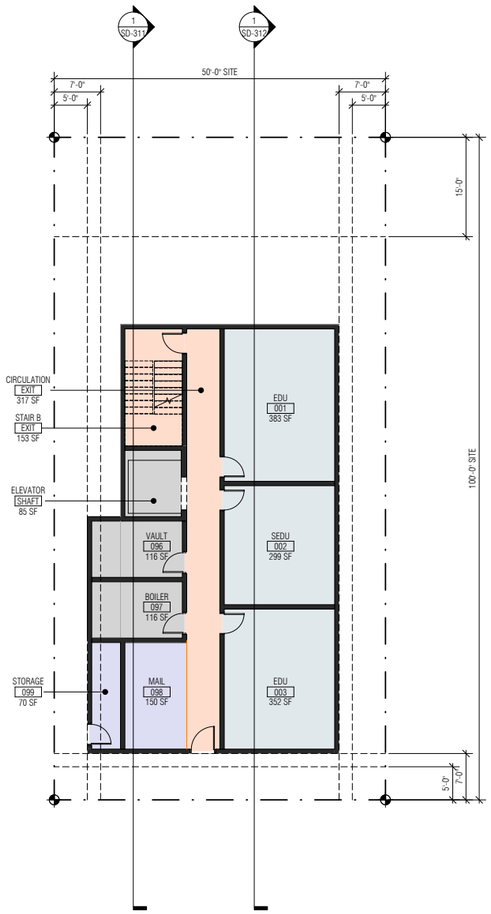
KEY

- Pavement / Concrete
- Ground Cover / Grass
- Building Surface
- Entrance
- Shrub / Minor Plant
- Bench
- Planter
- Trash
- Small Tree
- Large Tree

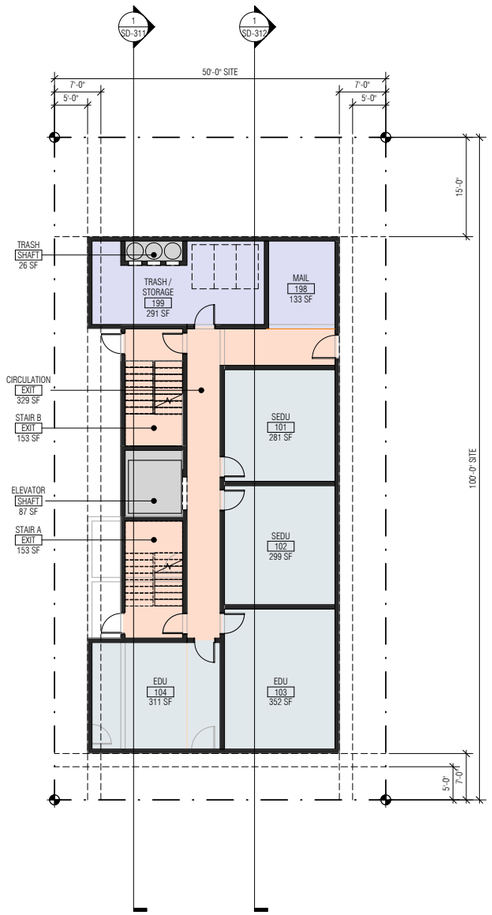


07 Option 1 'Block' | Floor Plans

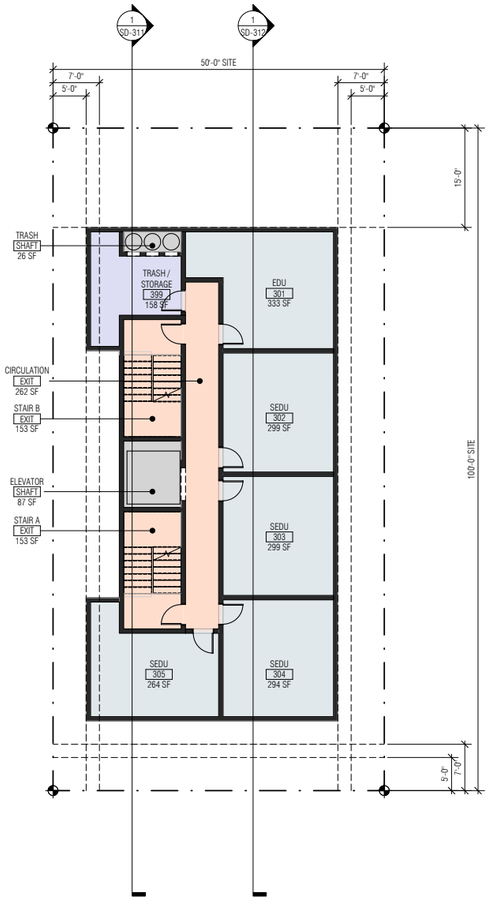
BASEMENT LEVEL



GROUND LEVEL



LEVEL 2–4



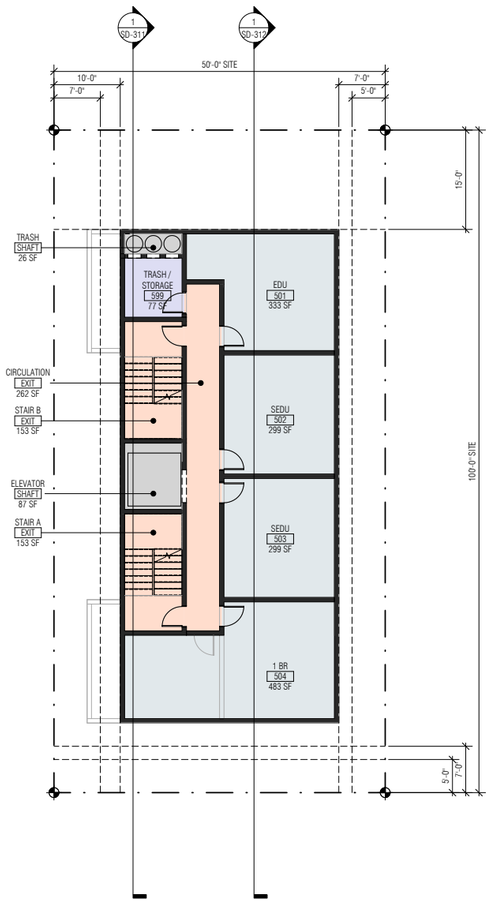
N

KEY

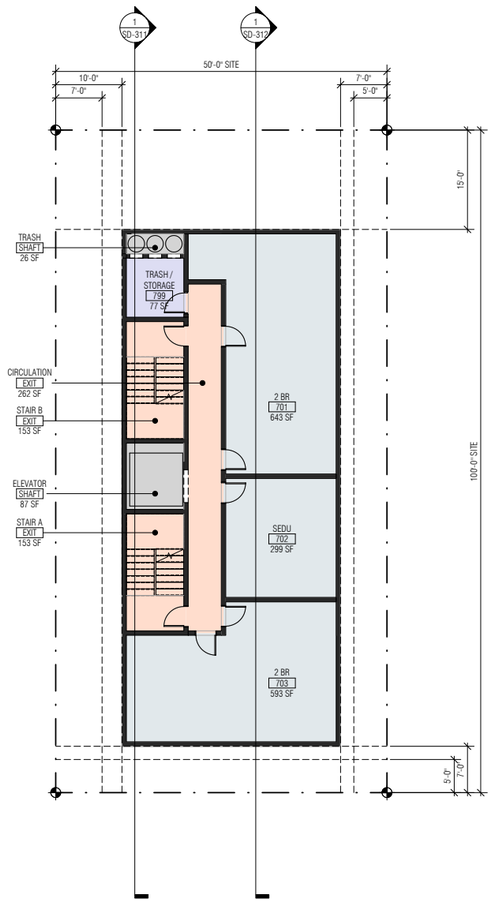
- Residential Space
- Shared / Amenity Spaces
- Circulation
- Utility
- Shaft
- Parking

07 Option 1 'Block' | Floor Plans

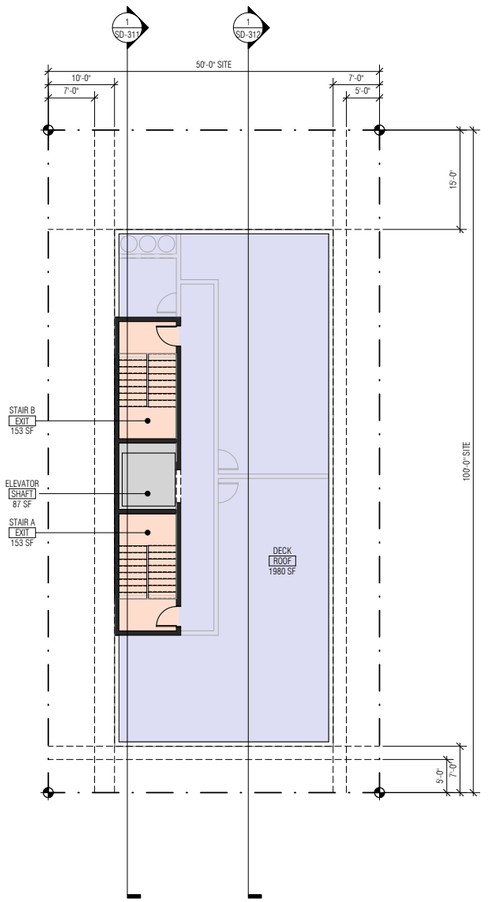
LEVEL 5



LEVEL 6-8



ROOF LEVEL



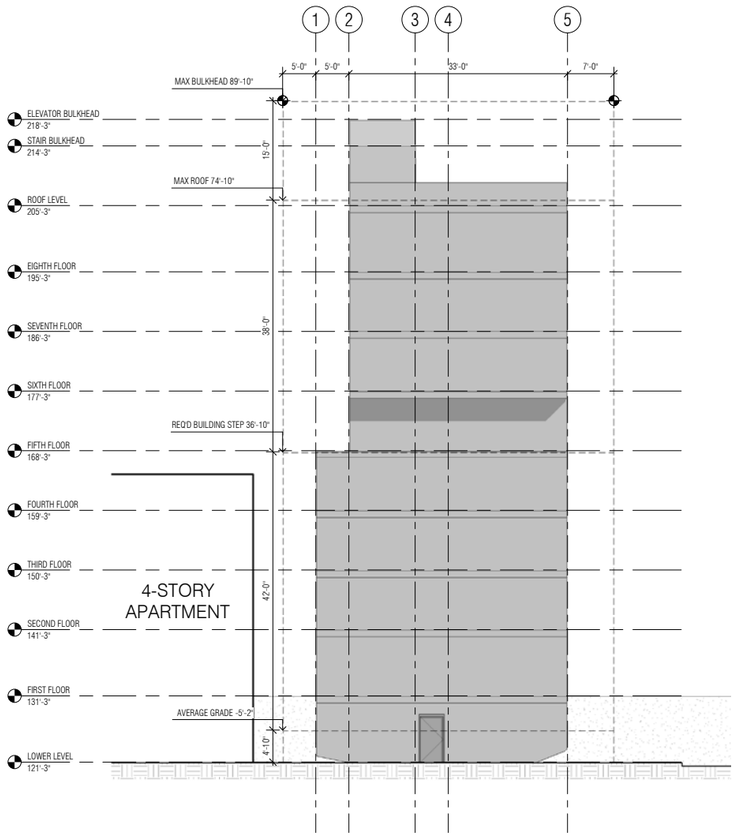
N

KEY

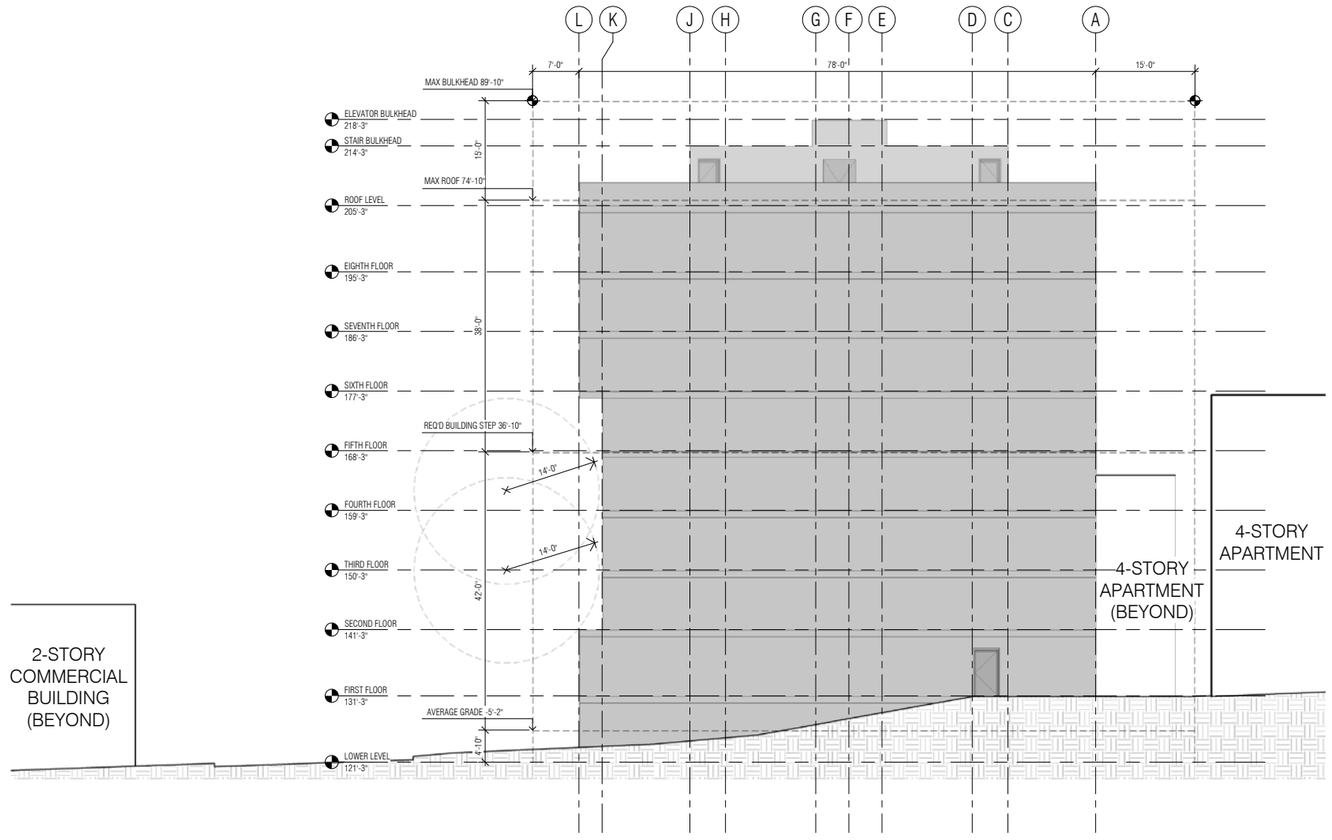
- Residential Space
- Shared / Amenity Spaces
- Circulation
- Utility
- Shaft
- Parking

07 Option 1 'Block' | Elevations

SOUTH ELEVATION (FOR REFERENCE)

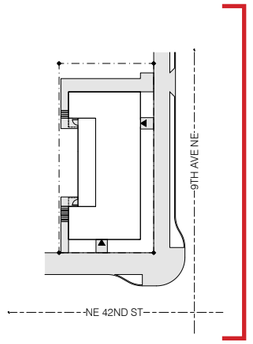


EAST ELEVATION



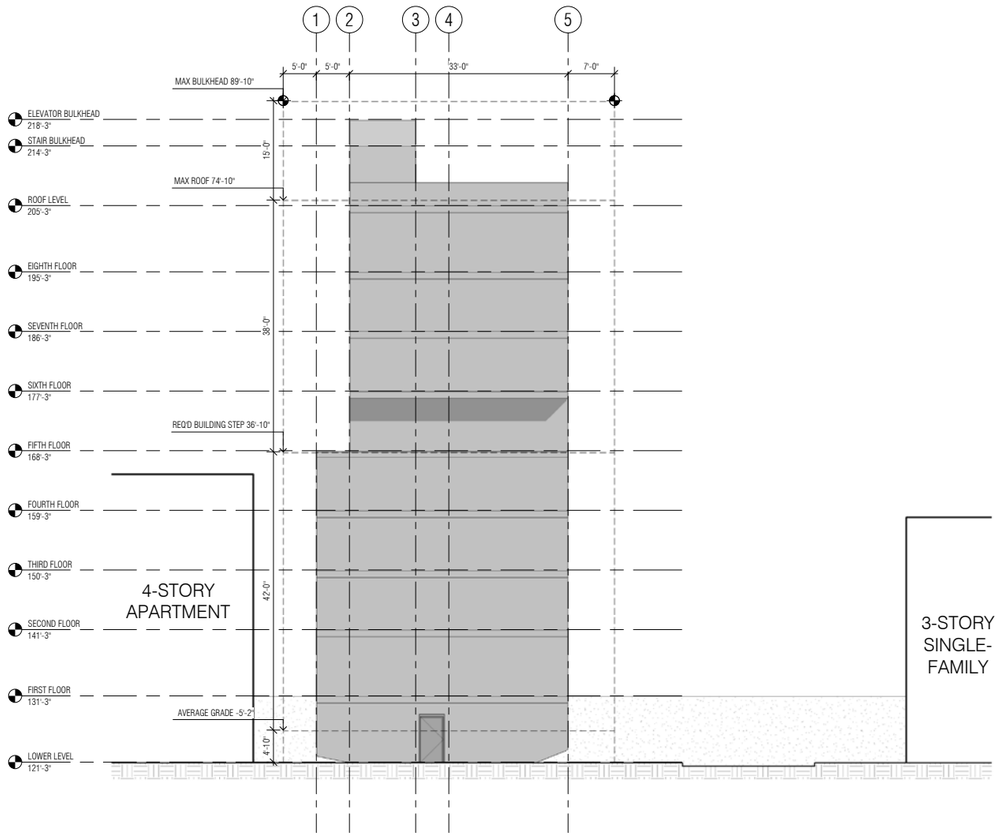
KEY

- Residential Space
- Shared / Amenity Spaces
- Circulation
- Utility
- Shaft
- Parking

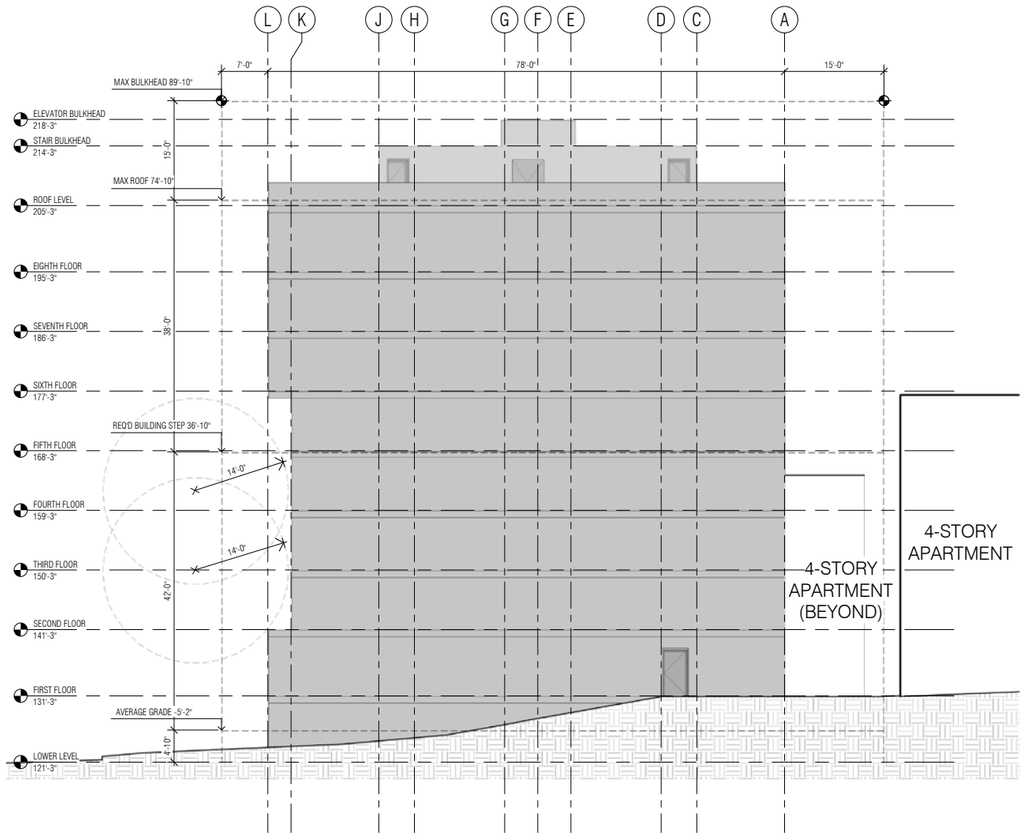


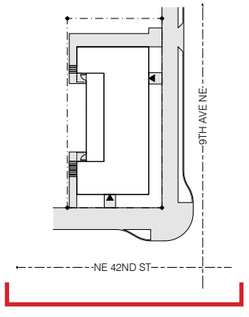
07 Option 1 'Block' | Elevations

SOUTH ELEVATION



EAST ELEVATION (FOR REFERENCE)



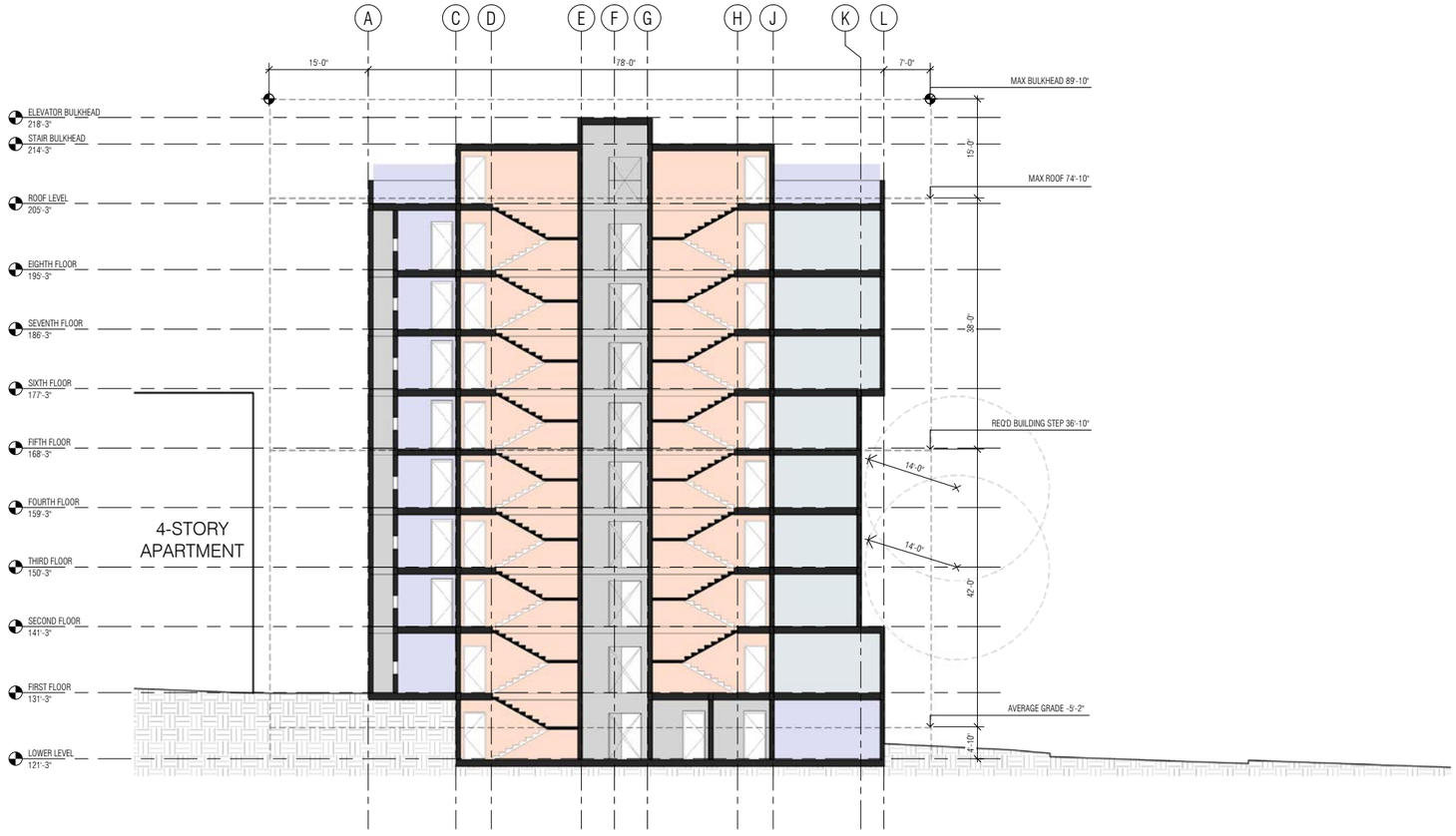


KEY

- Residential Space
- Shared / Amenity Spaces
- Circulation
- Utility
- Shaft
- Parking

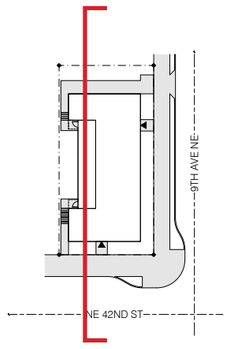
07 Option 1 'Block' | Sections

SECTION THRU STAIR



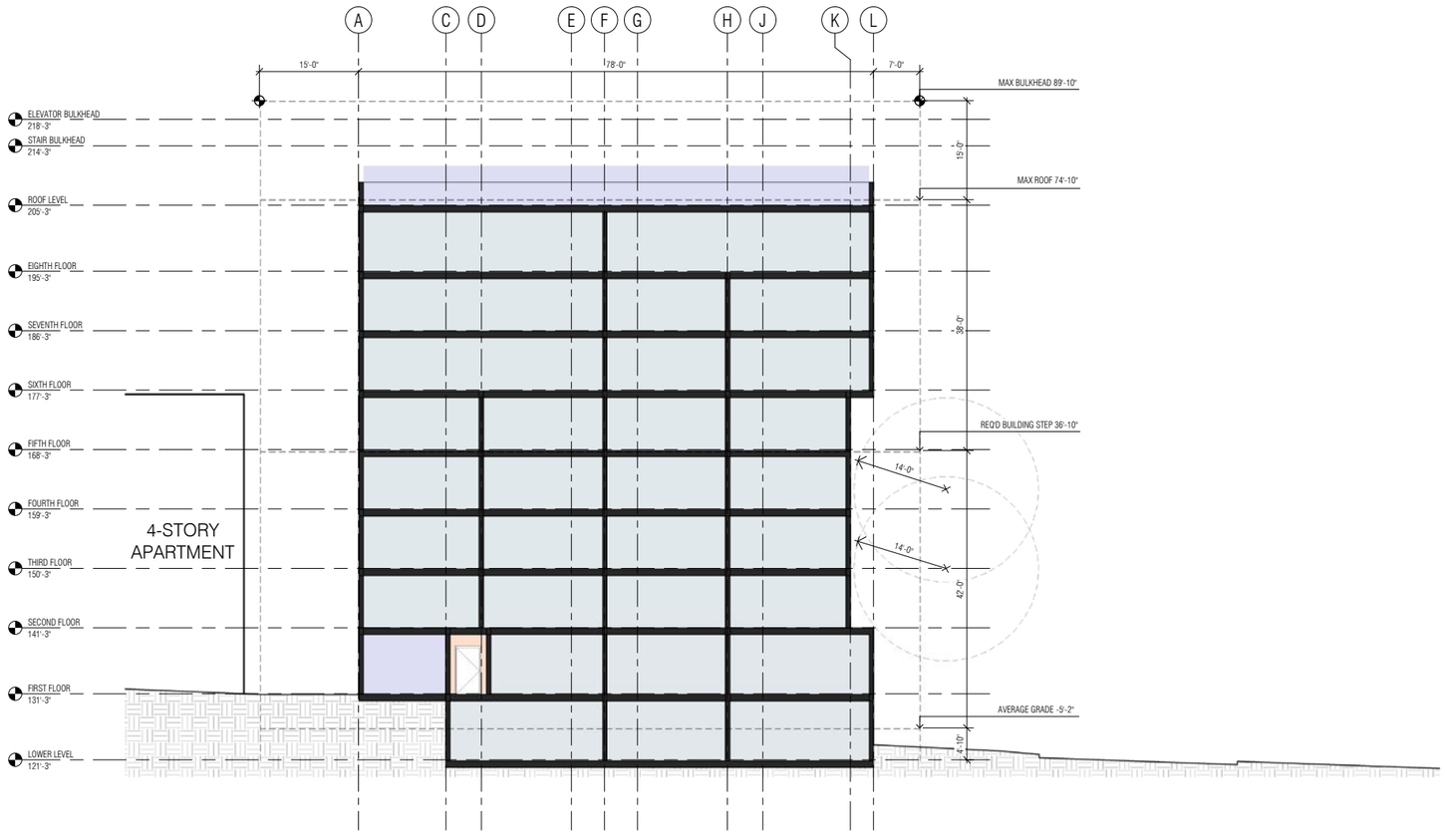
KEY

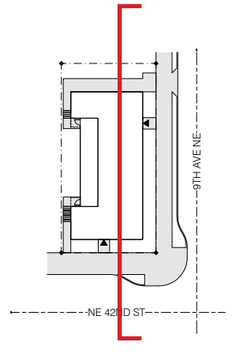
- Residential Space
- Shared / Amenity Spaces
- Circulation
- Utility
- Shaft
- Parking



07 Option 1 'Block' | Sections

SECTION THRU UNITS



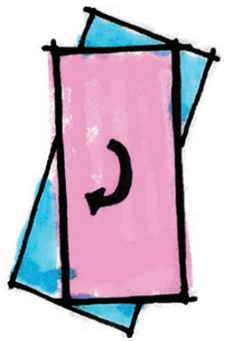


KEY

- Residential Space
- Shared / Amenity Spaces
- Circulation
- Utility
- Shaft
- Parking

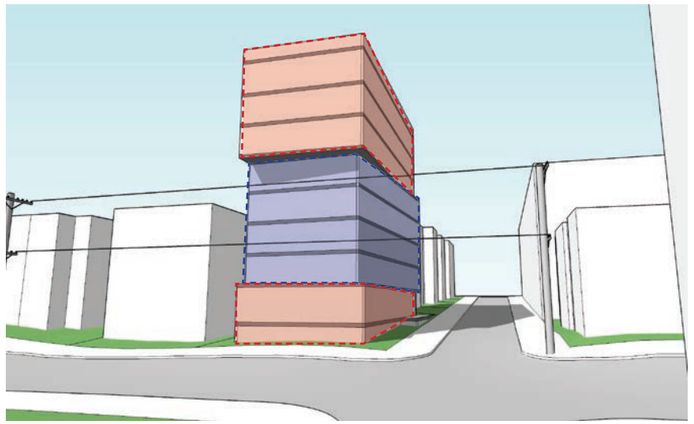
07 Option 2 'Twist' | Summary

PARTI



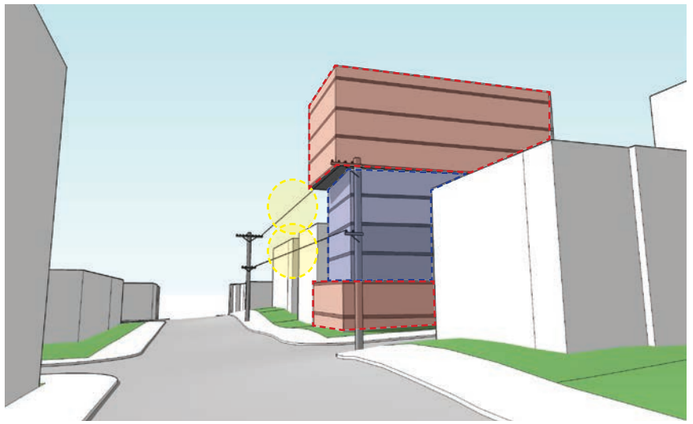
# UNITS	30 Units
# LIVE / WORK UNITS	None
RESIDENTIAL AREA	12,750 SF
COMMERCIAL AREA	None
PARKING STALLS	5 medium stalls + 1 van accessible
BIKE STALLS	1 per 4 dwelling units
GROSS FLOOR AREA	28,590 SF
FAR AREA	22,310 SF
RESIDENTIAL FAR	12,750 SF
CODE COMPLIANCE	Non-compliant; Departures #1 and #2

CONCEPT DIAGRAMS



SW CORNER VIEW LOOKING UP 9TH AVE NE

Podium and upper strengthen urban corridor and reinforce street grid.
Twisted middle reorients views and provides variety in daylighting and interior.



SE CORNER VIEW LOOKING DOWN NE 42ND ST

Podium and upper strengthen urban corridor and reinforce street grid.
Twisted middle reorients views and provides variety in daylighting and interior.
Power line clearance results in step at middle portion of structure massing.

DESIGN CUES

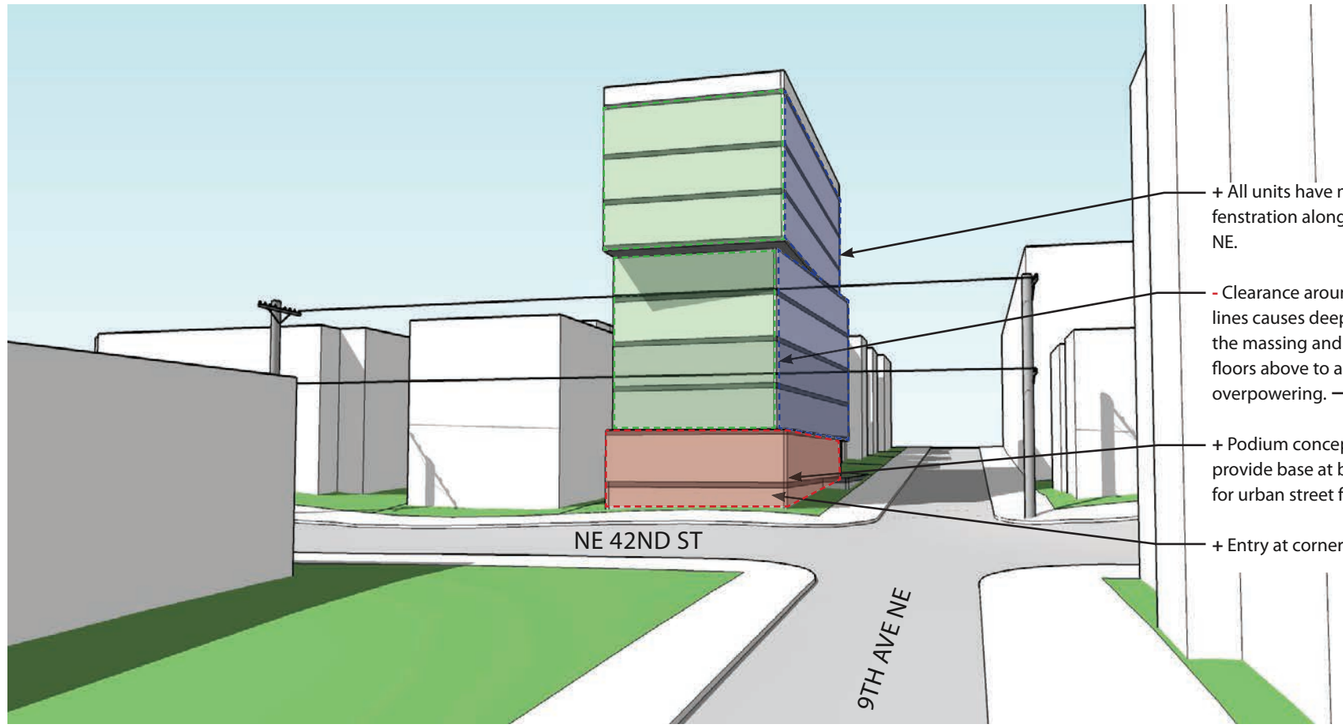
DESIGN CUE A

Rotated mass of building provides smaller scale facade at streetfront and reduces overall perception of massing.

DESIGN CUE B

Rotated floor plates provide opportunity for multiple vantages and orientations on-site.

PROS & CONS



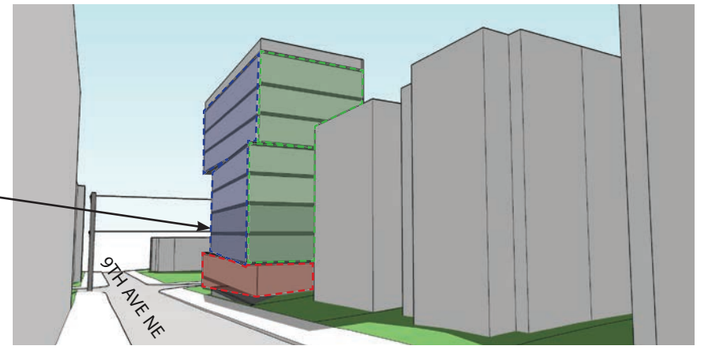
SE CORNER VIEW — looking north on 9th Ave NE

+ All units have major fenstration along 9th Ave NE.

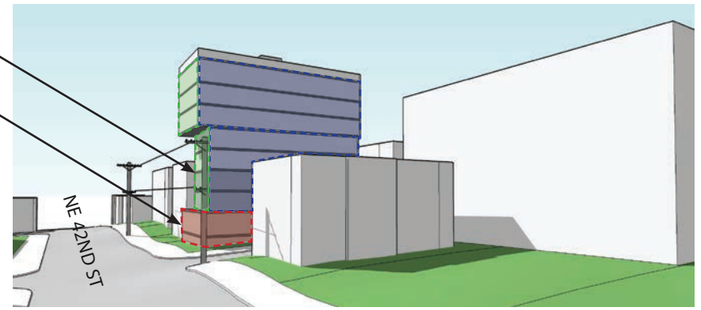
- Clearance around power lines causes deep cut into the massing and causes floors above to appear overpowering.

+ Podium concept to provide base at building for urban street frontage.

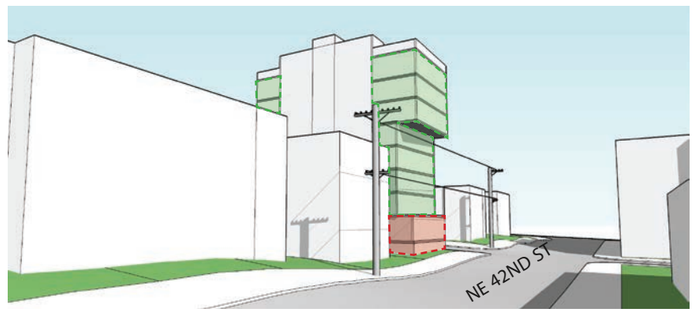
+ Entry at corner.



NE CORNER VIEW — looking south on 9th Ave NE



SE CORNER VIEW — looking west on NE 42nd St



SW CORNER VIEW — looking east on NE 42nd St

DESIGN ANALYSIS KEY

- Major Fenestration
- Minor Fenestration
- Entry and Transparency
- Blank Wall

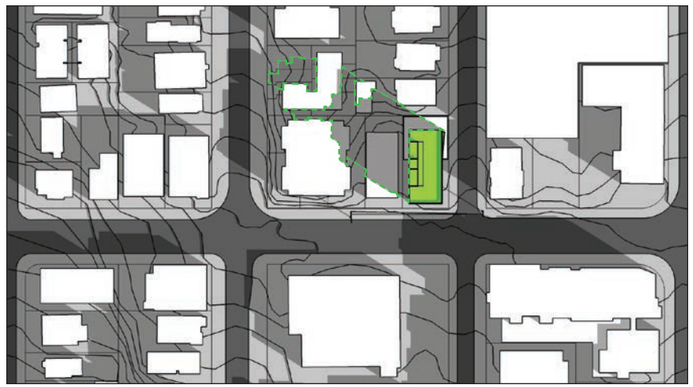
07 Option 2 'Twist' | Shadow Study

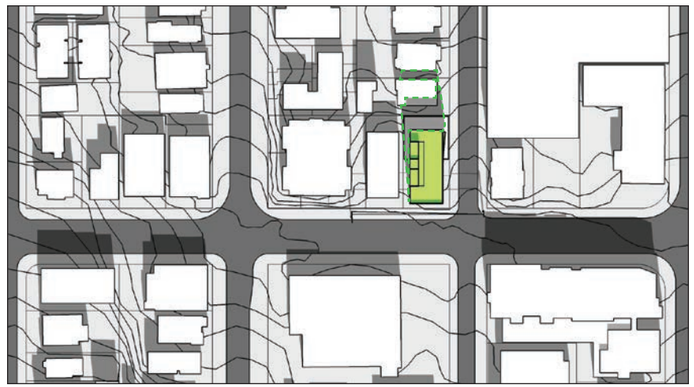
10:00 AM

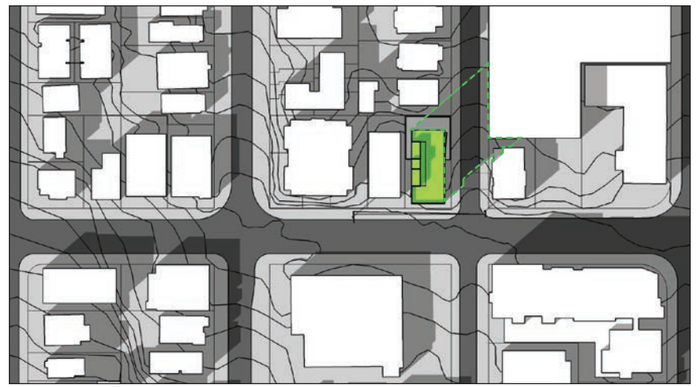
12:00 PM

2:00 PM

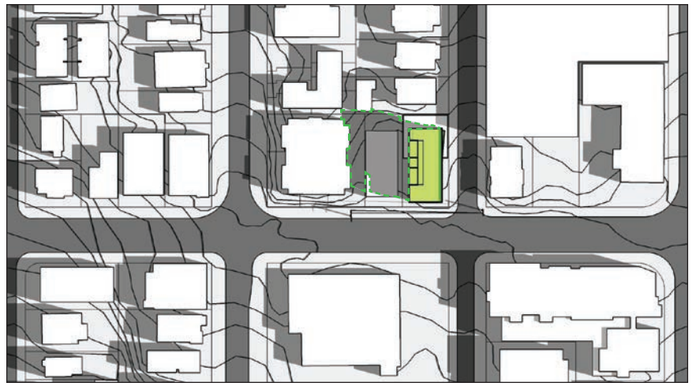
MARCH 21

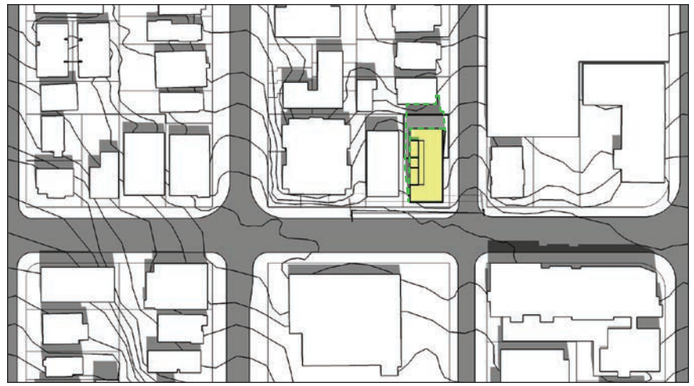


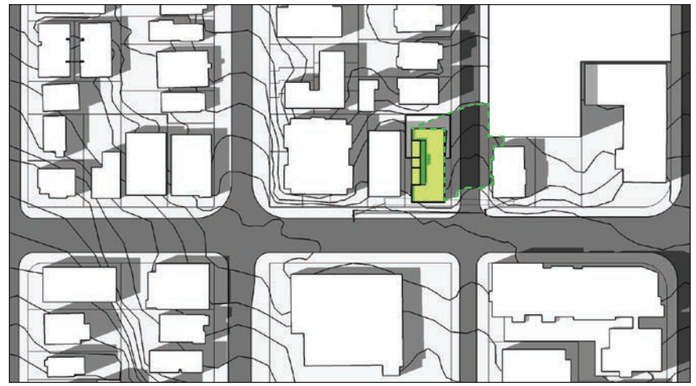




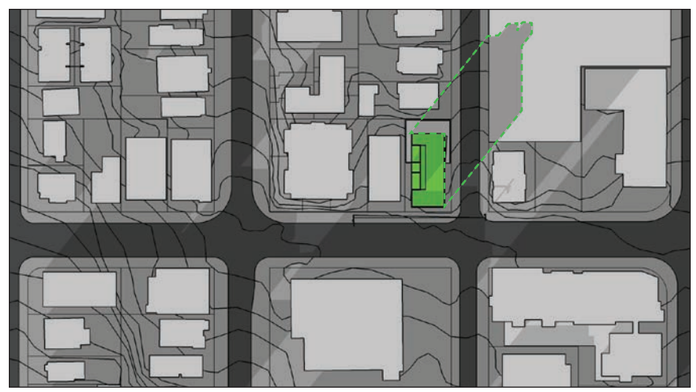
JUNE 21





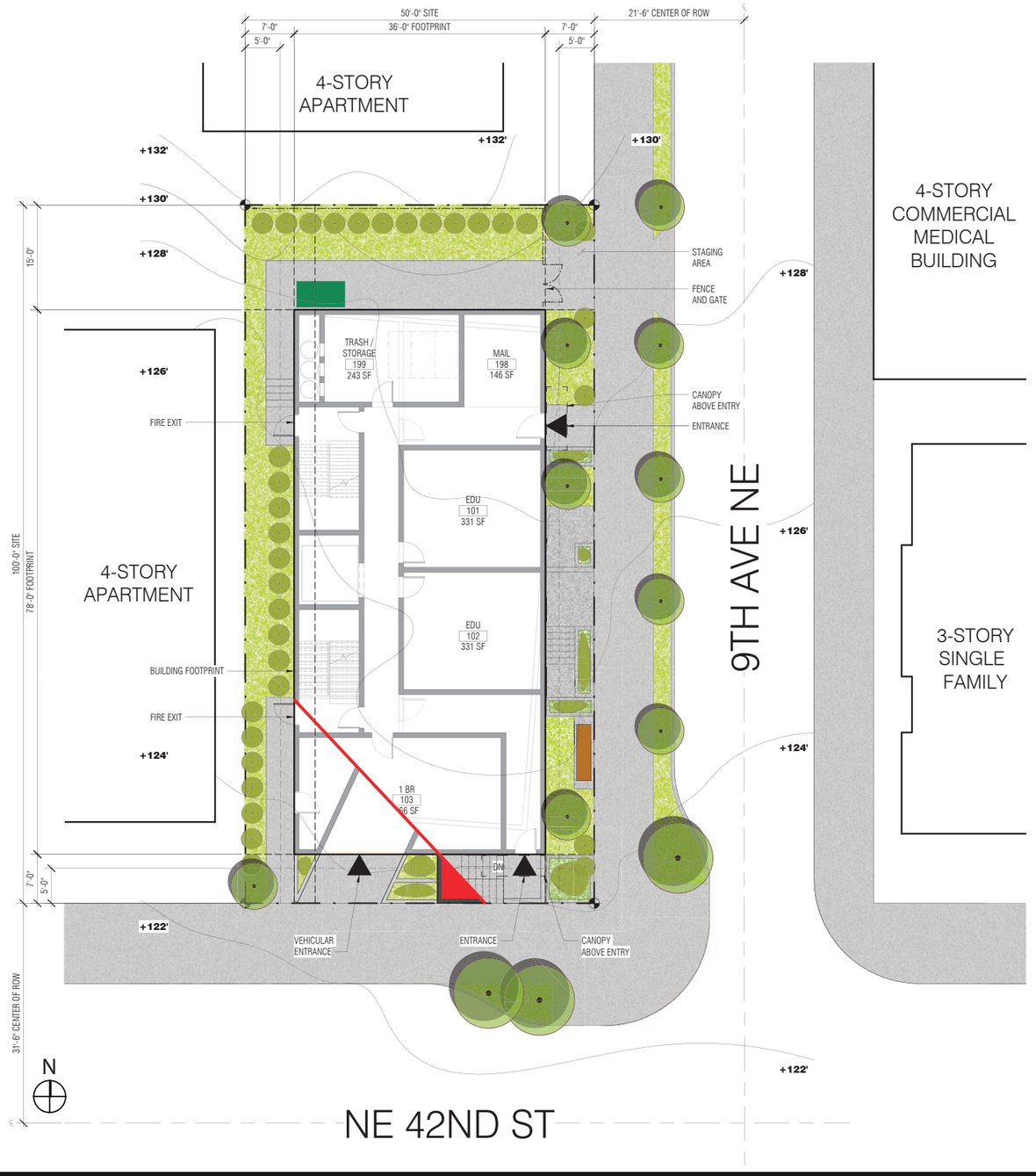


DECEMBER 21



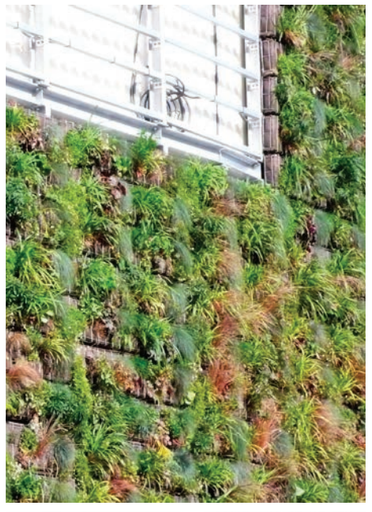
N

07 Option 2 'Twist' | Composite Site Plan



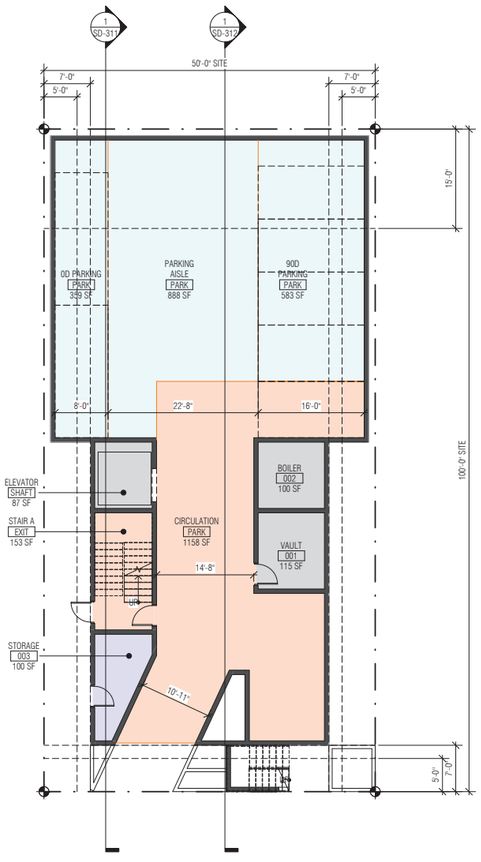
KEY

- Pavement / Concrete
- Ground Cover / Grass
- Building Surface
- Entrance
- Shrub / Minor Plant
- Bench
- Planter
- Trash
- Small Tree
- Large Tree

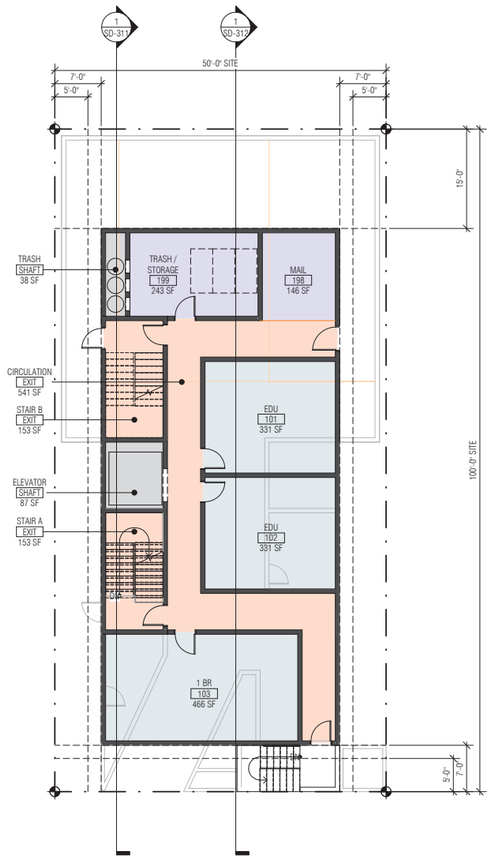


07 Option 2 'Twist' | Floor Plans

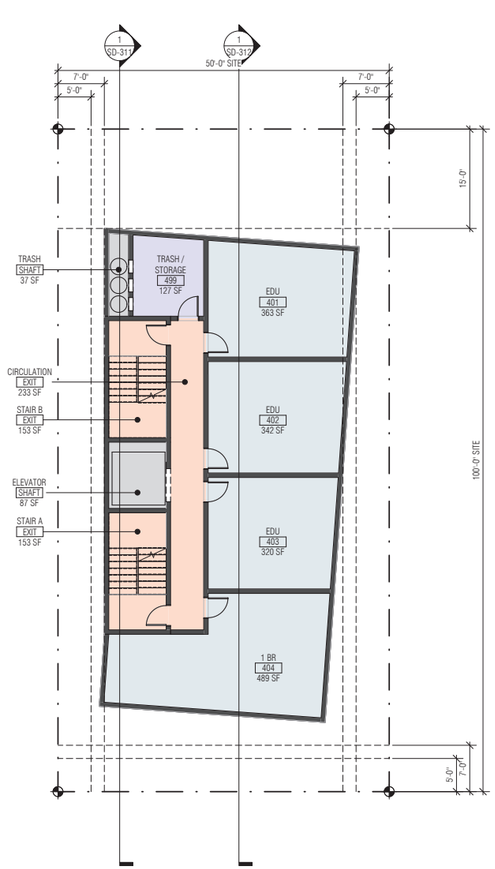
BASEMENT LEVEL



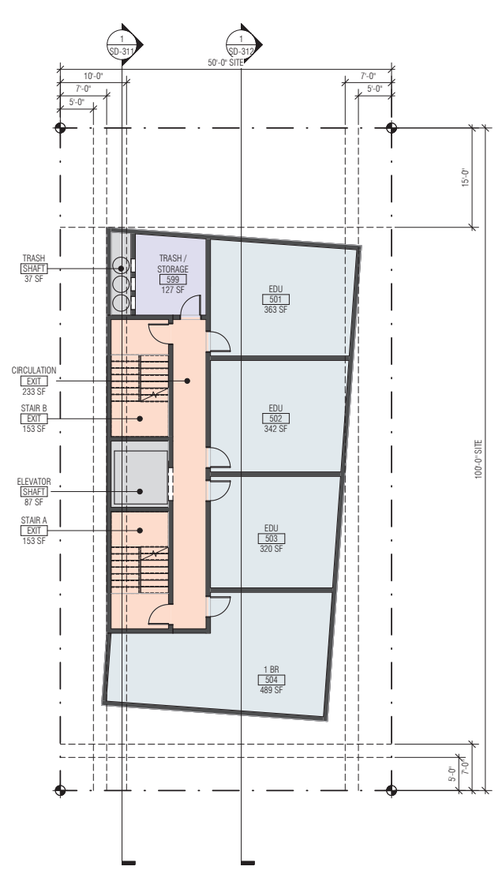
GROUND LEVEL



LEVEL 2-4



LEVEL 5



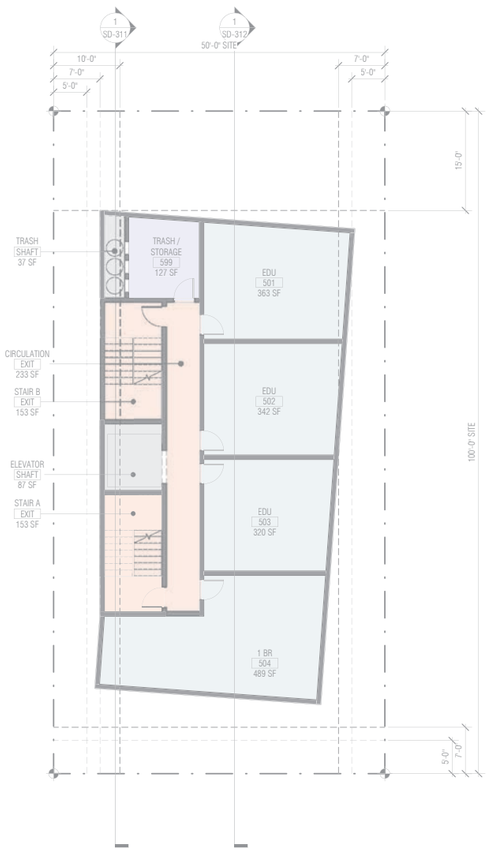
N

KEY

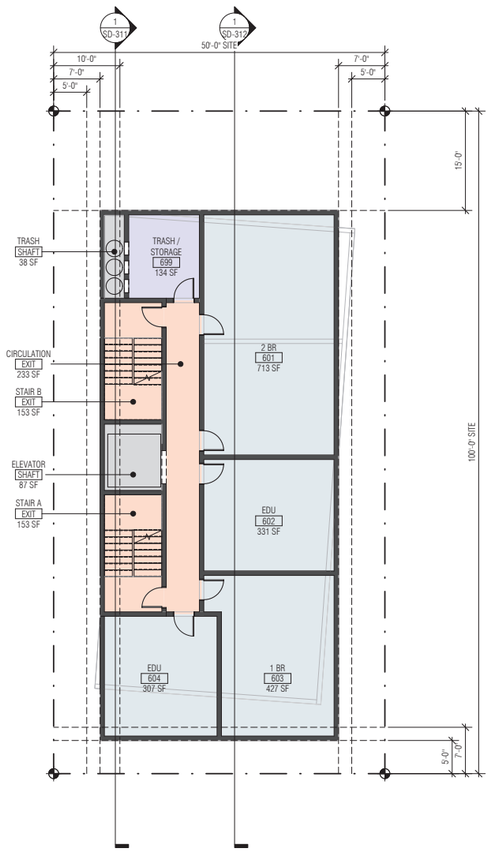
- Residential Space
- Shared / Amenity Spaces
- Circulation
- Utility
- Shaft
- Parking

07 Option 2 'Twist' | Floor Plans

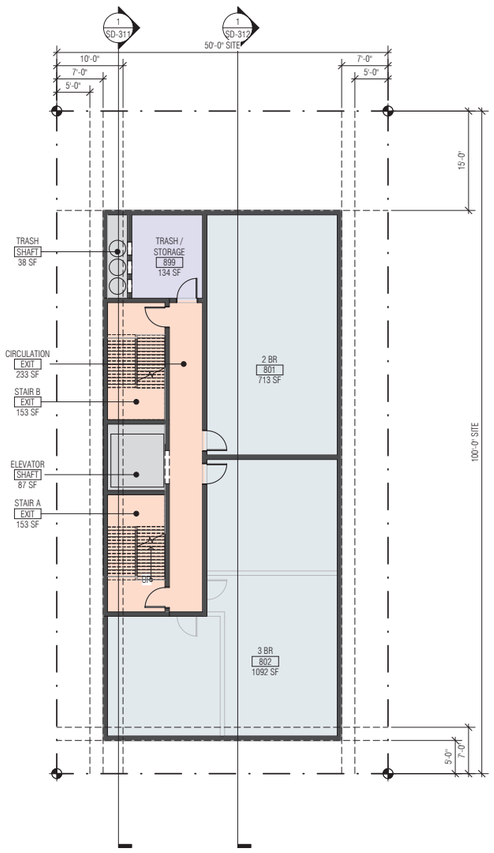
LEVEL 5 (repeated)



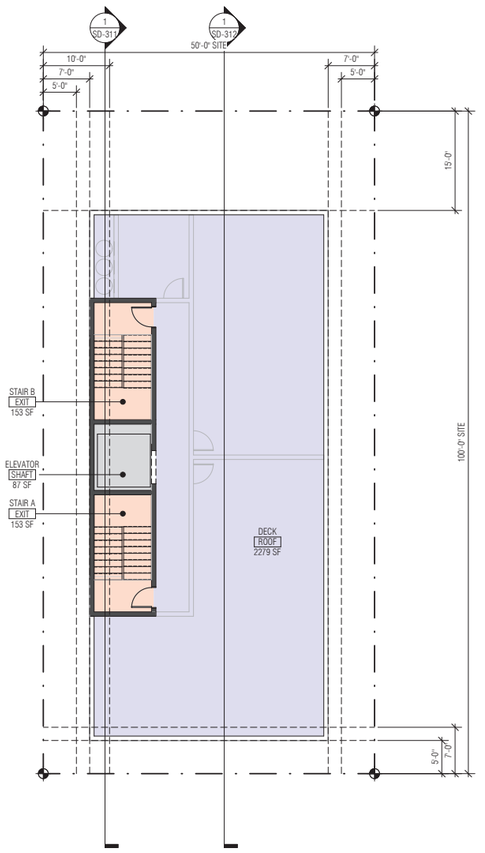
LEVEL 6, 7



LEVEL 8



ROOF LEVEL



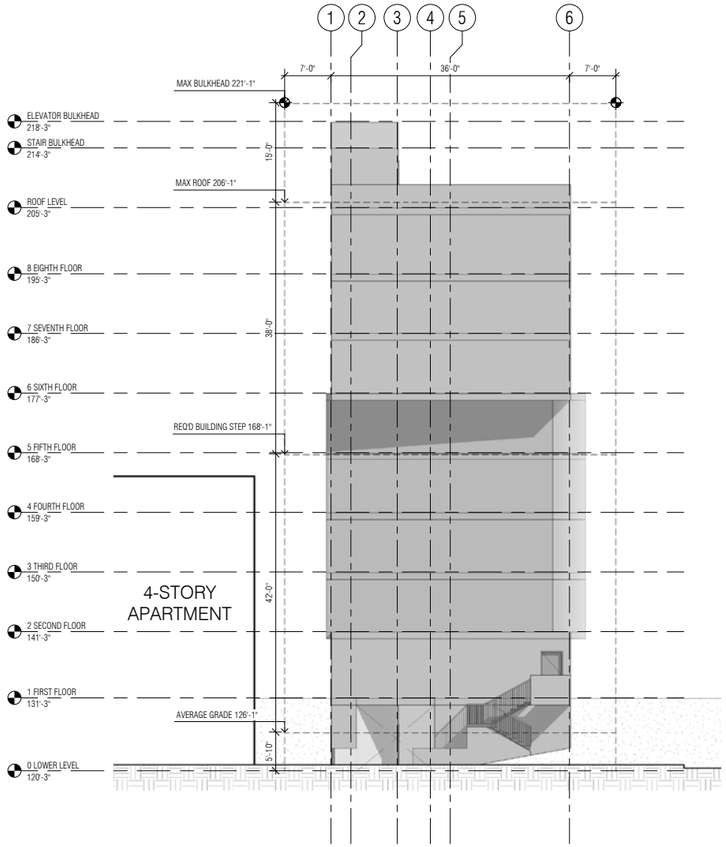
N

KEY

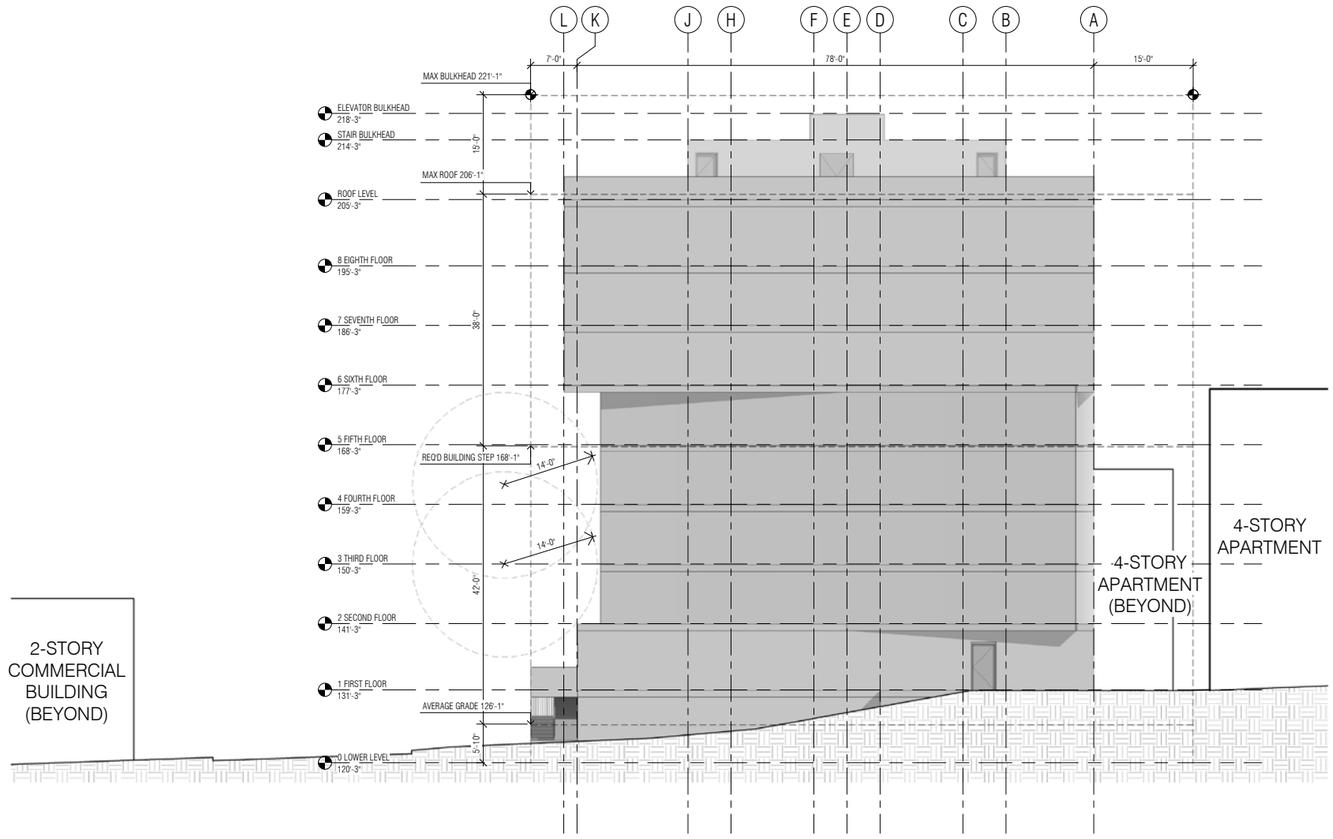
- Residential Space
- Shared / Amenity Spaces
- Circulation
- Utility
- Shaft
- Parking

07 Option 2 'Twist' | Elevations

SOUTH ELEVATION (FOR REFERENCE)

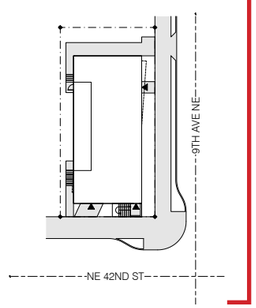


EAST ELEVATION



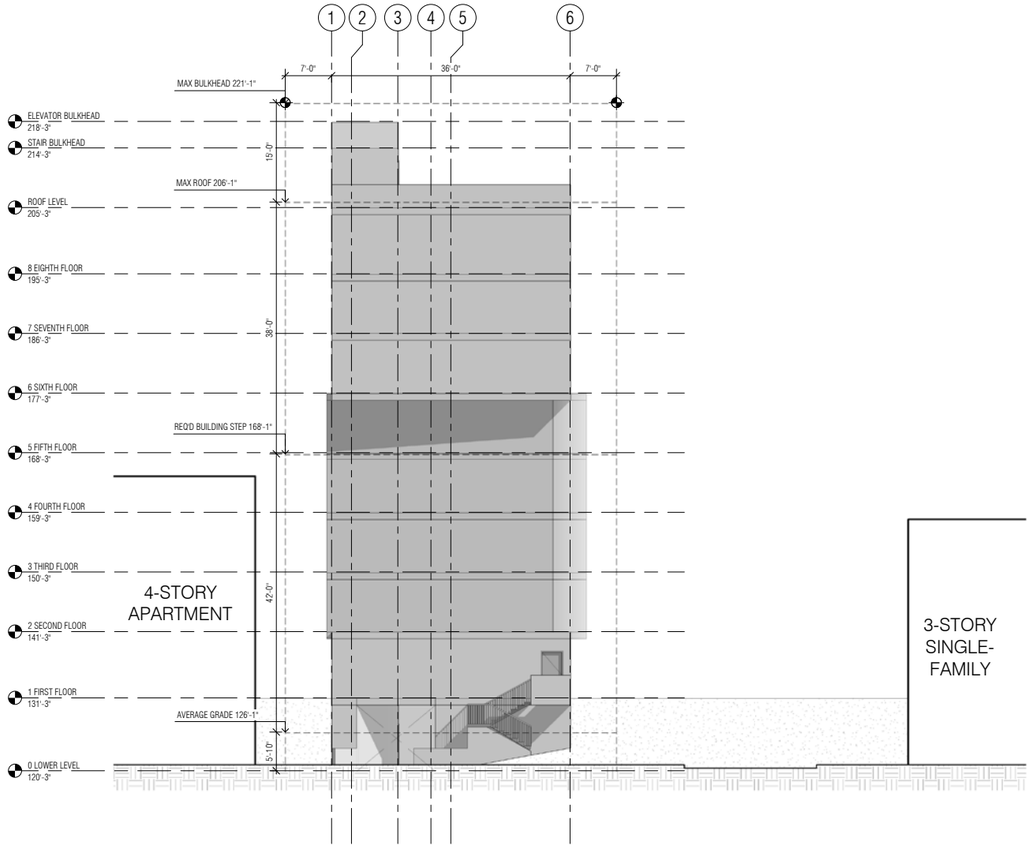
KEY

- Residential Space
- Shared / Amenity Spaces
- Circulation
- Utility
- Shaft
- Parking

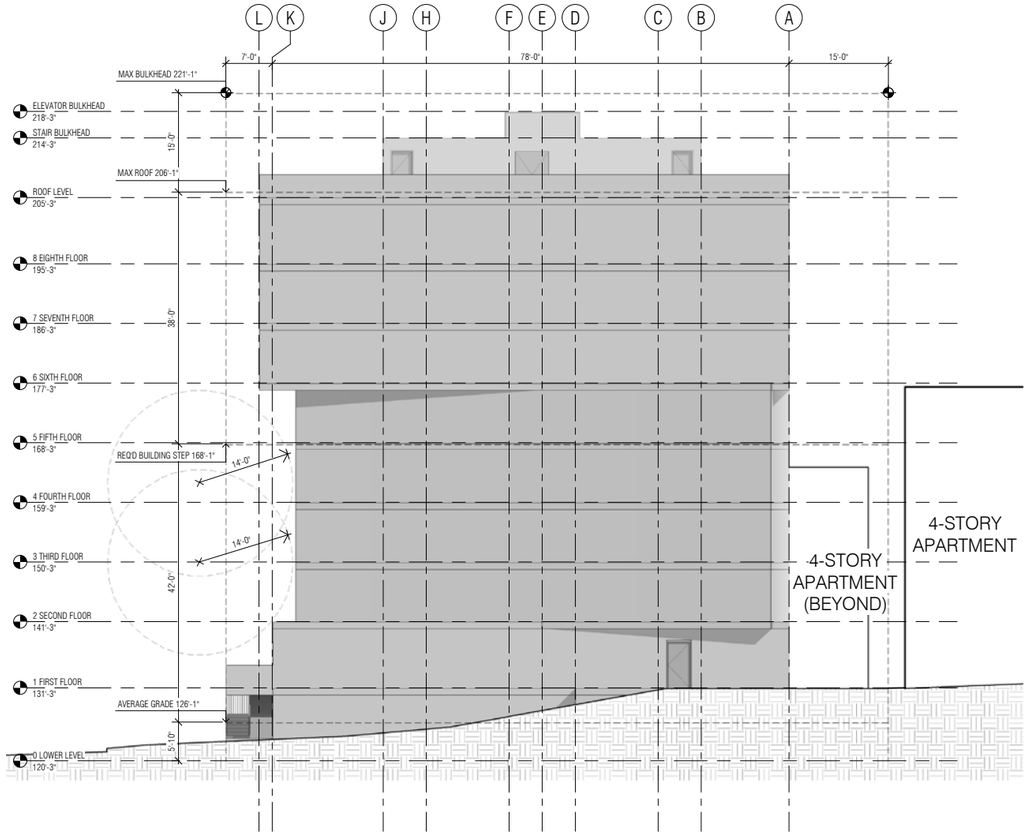


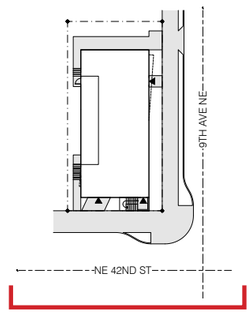
07 Option 2 'Twist' | Sections

SOUTH ELEVATION



EAST ELEVATION (FOR REFERENCE)



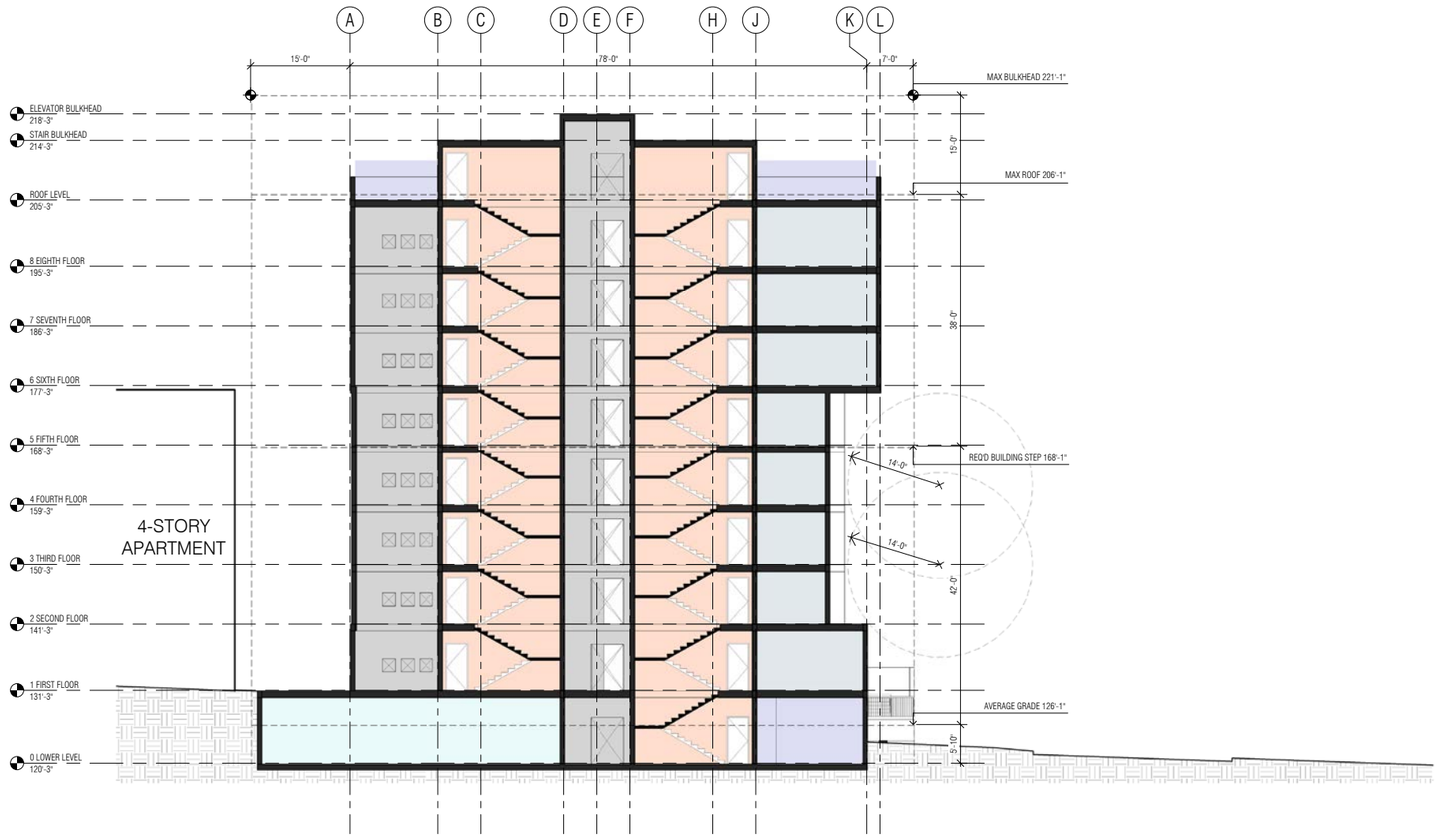


KEY

- Residential Space
- Shared / Amenity Spaces
- Circulation
- Utility
- Shaft
- Parking

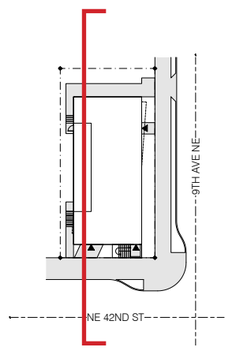
07 Option 2 'Twist' | Sections

SECTION THRU STAIR



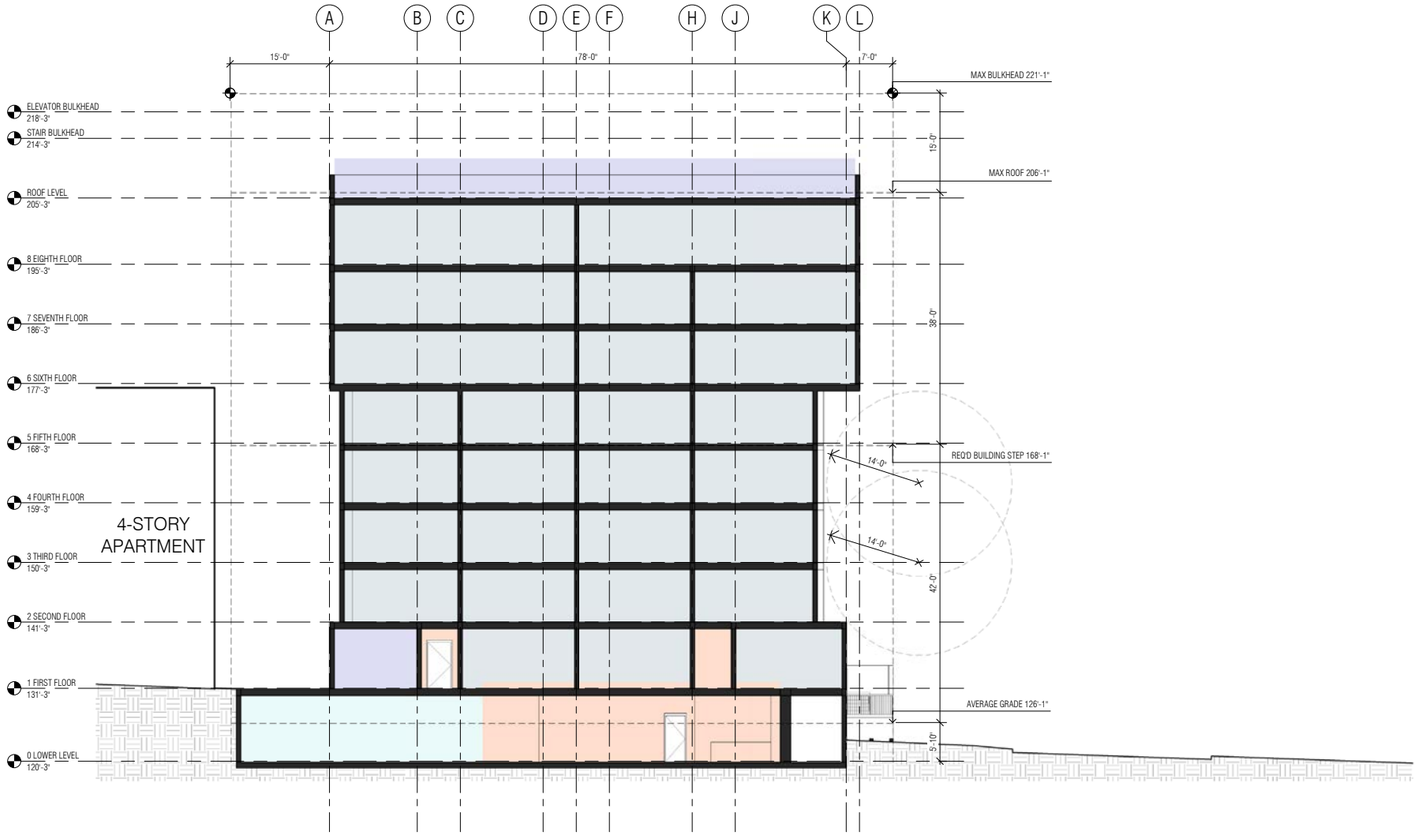
KEY

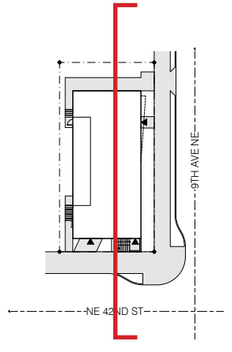
- Residential Space
- Shared / Amenity Spaces
- Circulation
- Utility
- Shaft
- Parking



07 Option 2 'Twist' | Sections

SECTION THRU UNITS



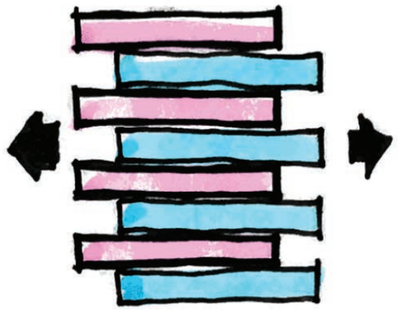


KEY

- Residential Space
- Shared / Amenity Spaces
- Circulation
- Utility
- Shaft
- Parking

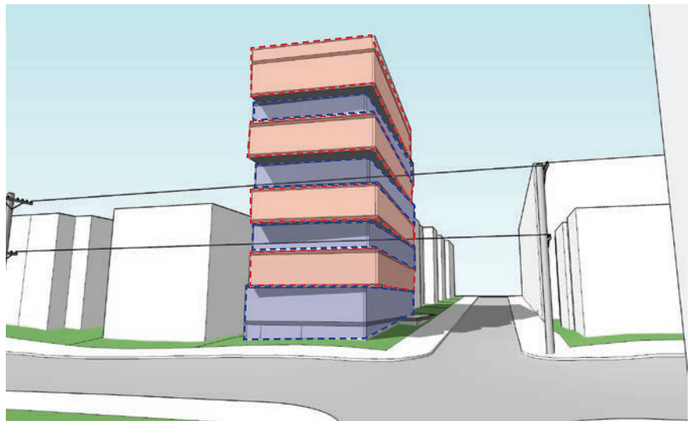
07 Preferred Option 3 'Rift' | Summary

PARTI



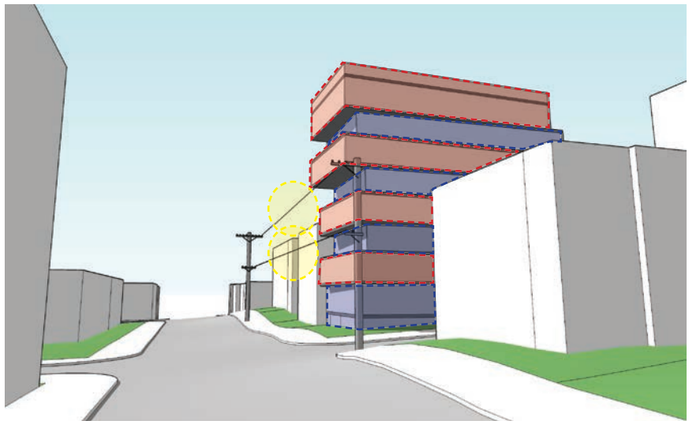
# UNITS	33 Units
# LIVE / WORK UNITS	None
RESIDENTIAL AREA	12,770 SF
COMMERCIAL AREA	None
PARKING STALLS	5 medium stalls + 1 van accessible
BIKE STALLS	1 per 4 dwelling units
GROSS FLOOR AREA	28,300 SF
FAR AREA	22,330 SF
RESIDENTAIL FAR	12,770 SF
CODE COMPLIANCE	Non-compliant; Departures #1, #3–#4

CONCEPT DIAGRAMS



SW CORNER VIEW LOOKING UP 9TH AVE NE

- Terraced alternating floor plates serve to break structure massing, introduce a variety of views and daylighting, and provide internal exterior spaces.
- Recessed base and upper strengthen urban corridor and reinforce street grid providing the illusion of a podium-type arrangement.



SE CORNER VIEW LOOKING DOWN NE 42ND ST

- Terraced alternating floor plates serve to break structure massing, introduce a variety of views and daylighting, and provide internal exterior spaces.
- Recessed base and upper strengthen urban corridor and reinforce street grid providing the illusion of a podium-type arrangement.
- Power line clearance results in step at middle portion of structure massing.

DESIGN CUES

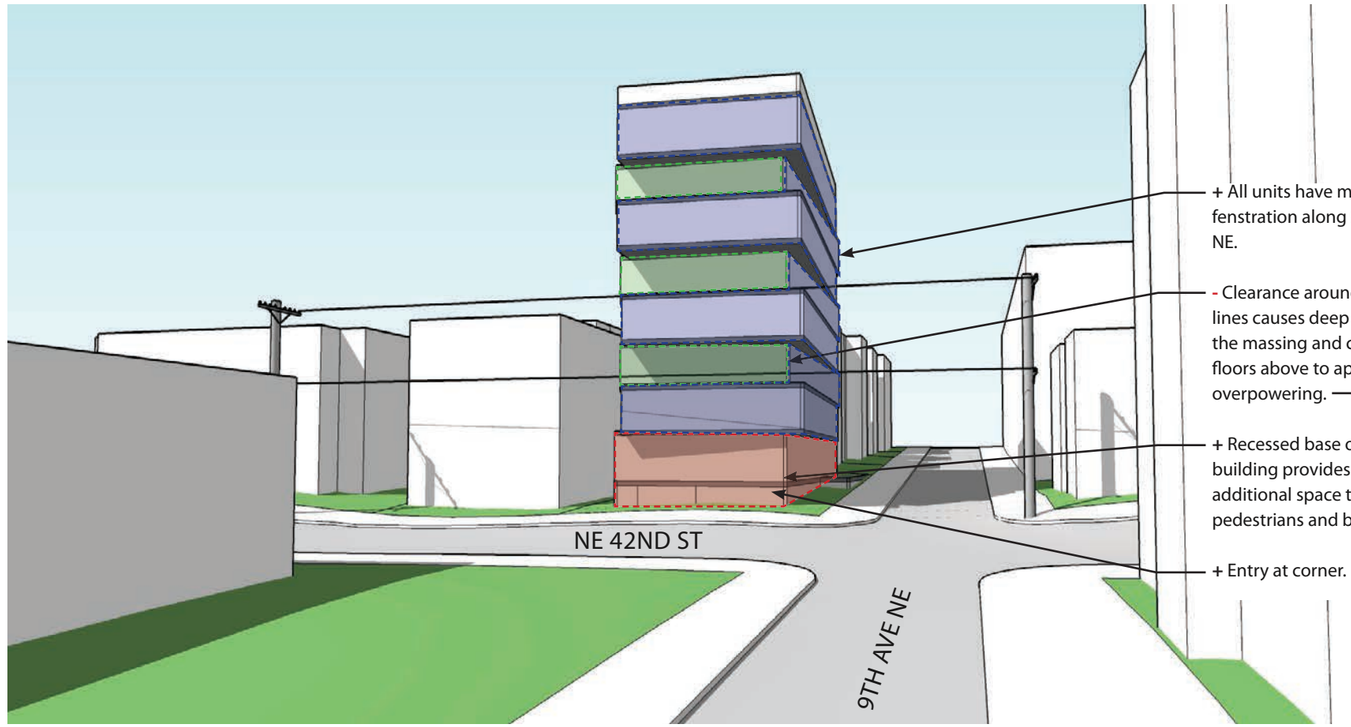
DESIGN CUE A

Recessed base of buidling and entrance. Provides natural weather protection at edges and a sense of entry.

DESIGN CUE B

Staggered floor plates provide different opportunities for the exterior (views, materials fenestrations) and interior layout of spaces.

PROS & CONS



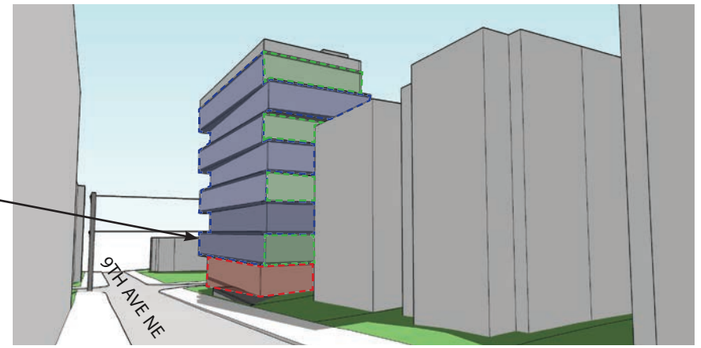
SE CORNER VIEW — looking north on 9th Ave NE

+ All units have major fenstration along 9th Ave NE.

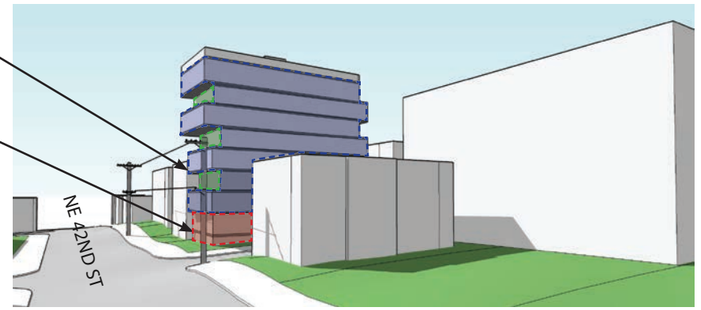
- Clearance around power lines causes deep cut into the massing and causes floors above to appear overpowering.

+ Recessed base of building provides additional space to pedestrians and base.

+ Entry at corner.



NE CORNER VIEW — looking south on 9th Ave NE



SE CORNER VIEW — looking west on NE 42nd St

SW CORNER VIEW — looking east on NE 42nd St

DESIGN ANALYSIS KEY

- Major Fenestration
- Minor Fenestration
- Entry and Transparency
- Blank Wall

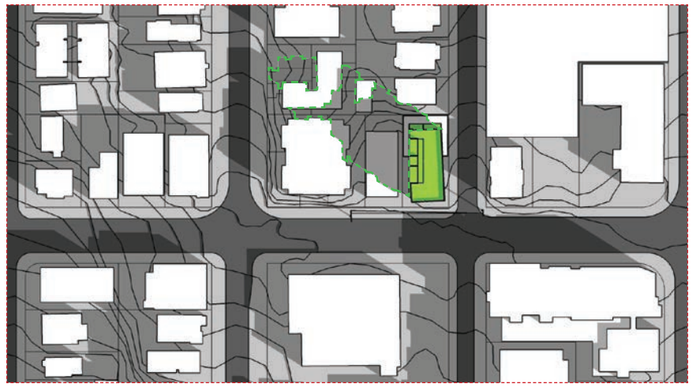
07 Preferred Option 3 'Rift' | Shadow Study

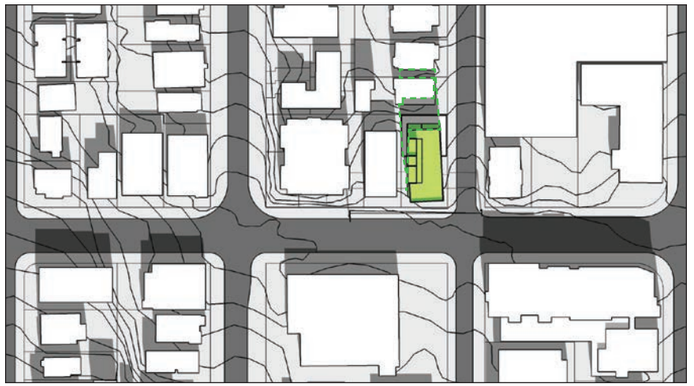
10:00 AM

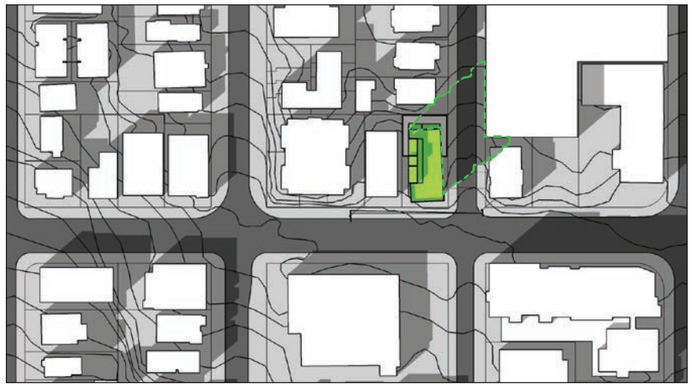
12:00 PM

2:00 PM

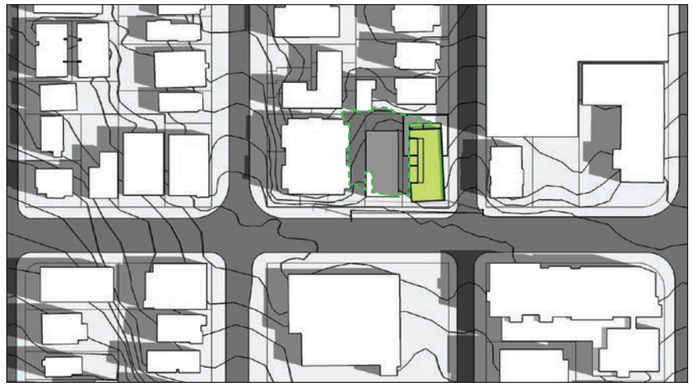
MARCH 21

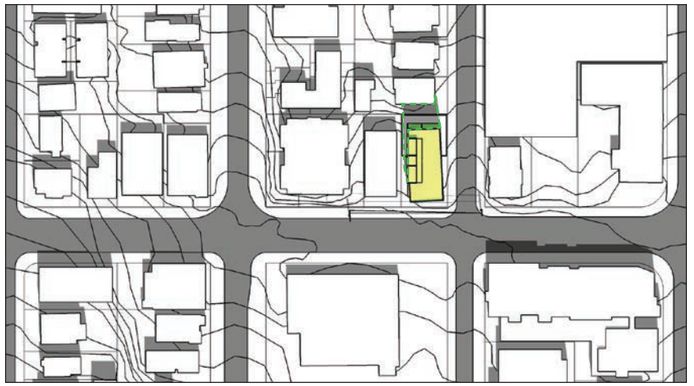


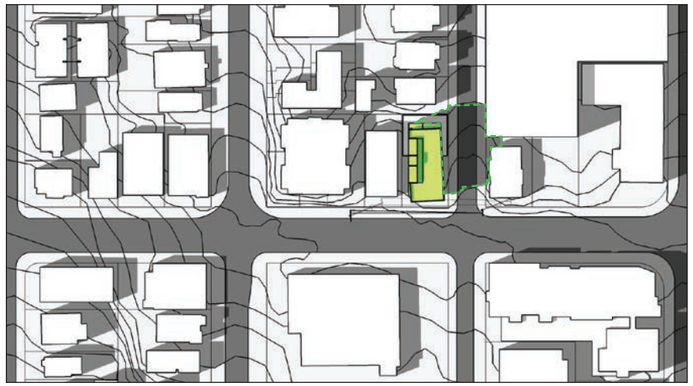




JUNE 21



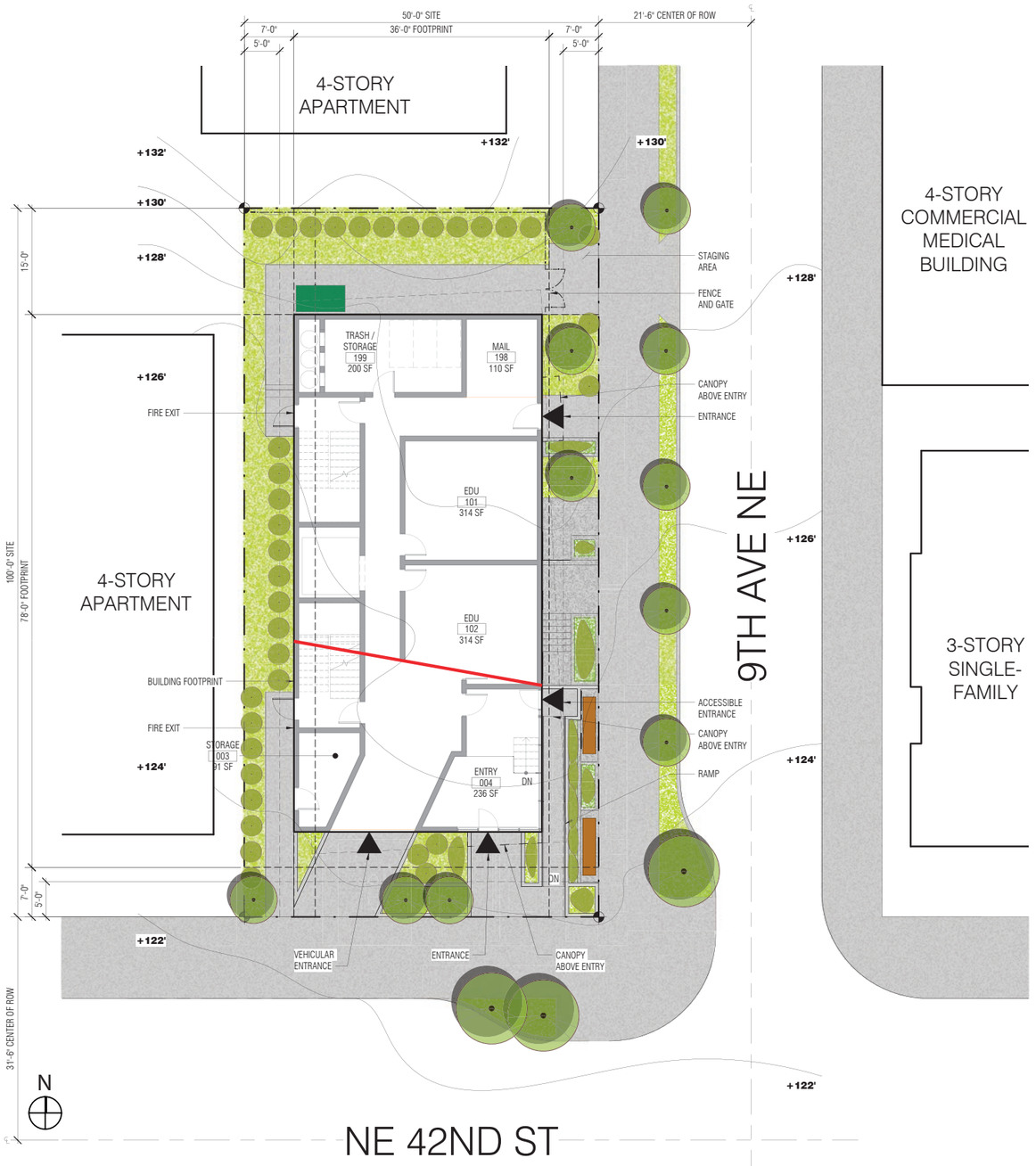




DECEMBER 21

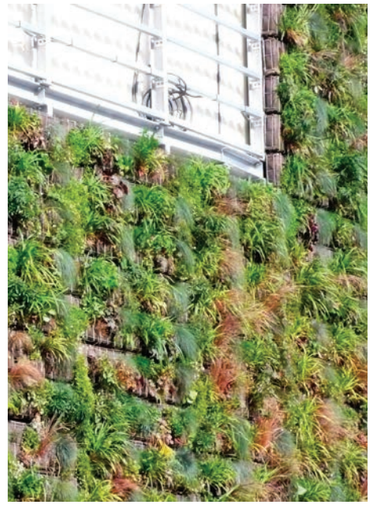
N

07 Preferred Option 3 'Rift' | Composite Site Plan



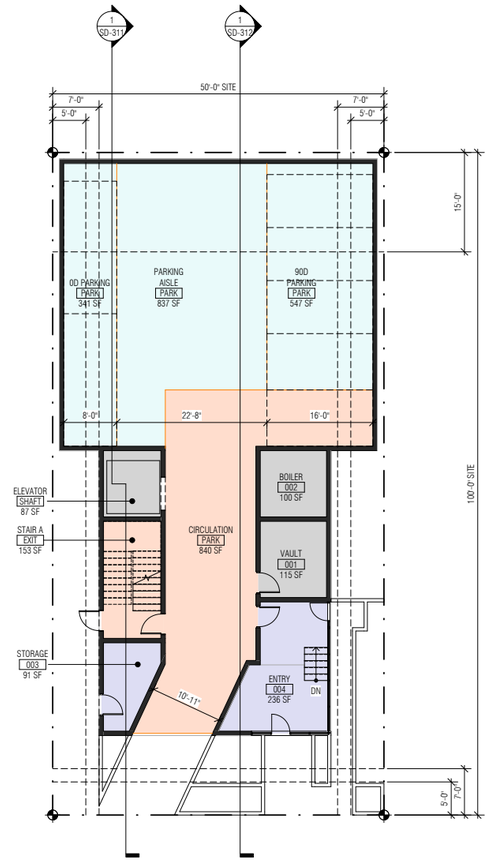
KEY

- Pavement / Concrete
- Ground Cover / Grass
- Building Surface
- Entrance
- Shrub / Minor Plant
- Bench
- Planter
- Trash
- Small Tree
- Large Tree

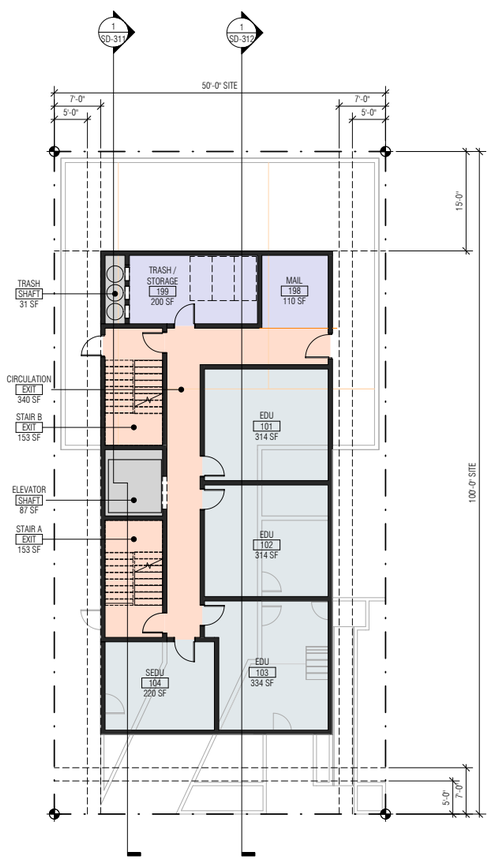


07 Preferred Option 3 'Rift' | Floor Plans

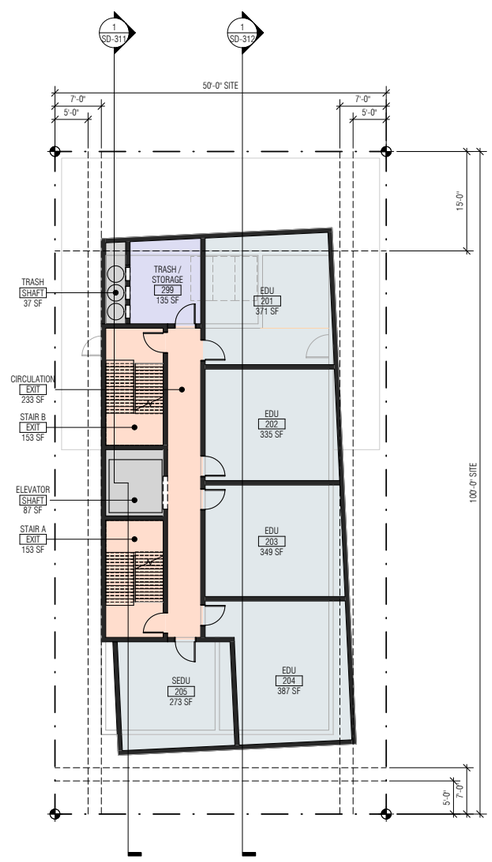
BASEMENT LEVEL



GROUND LEVEL



LEVEL 2, 4



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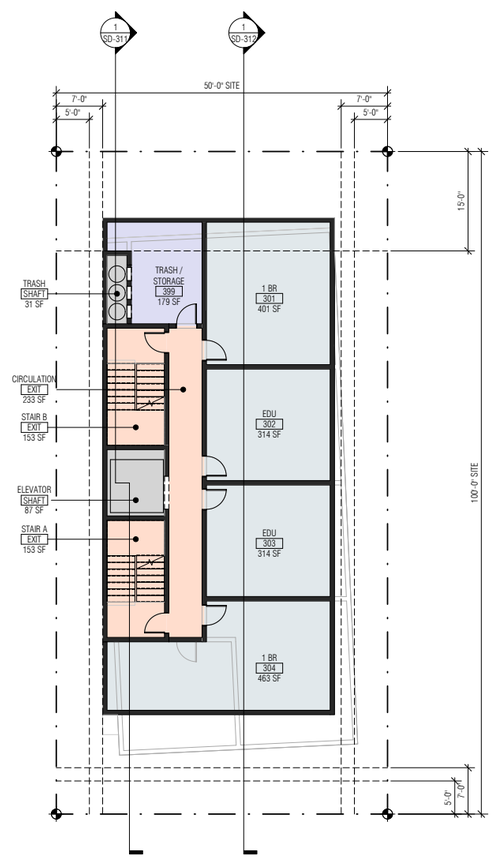


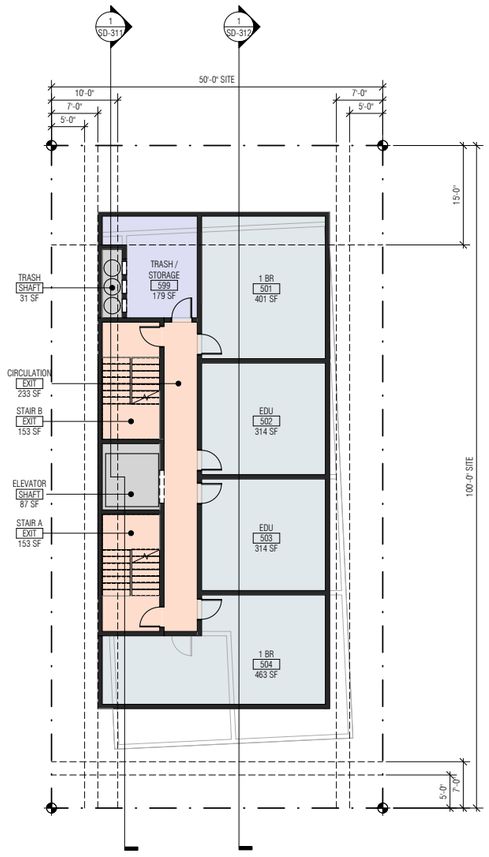
N

KEY

- Residential Space
- Shared / Amenity Spaces
- Circulation
- Utility
- Shaft
- Parking

07 Preferred Option 3 'Rift' | Floor Plans

LEVEL 5



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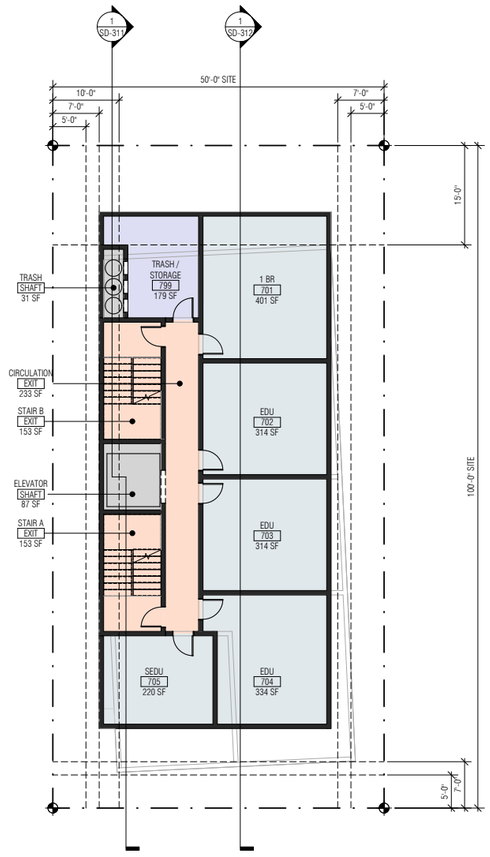
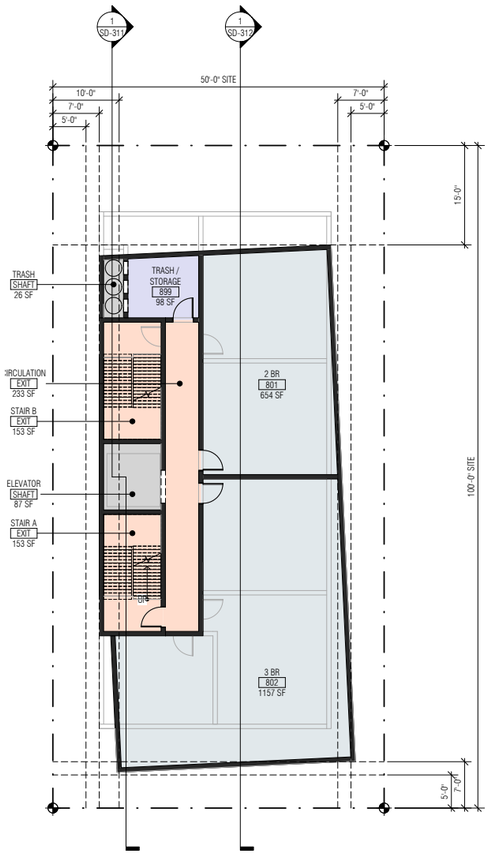
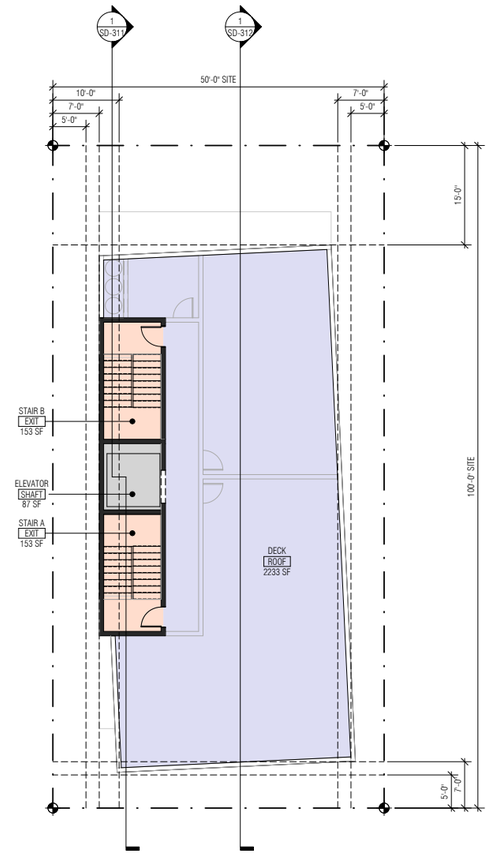


LEVEL 6 (sim), 8



ROOF LEVEL



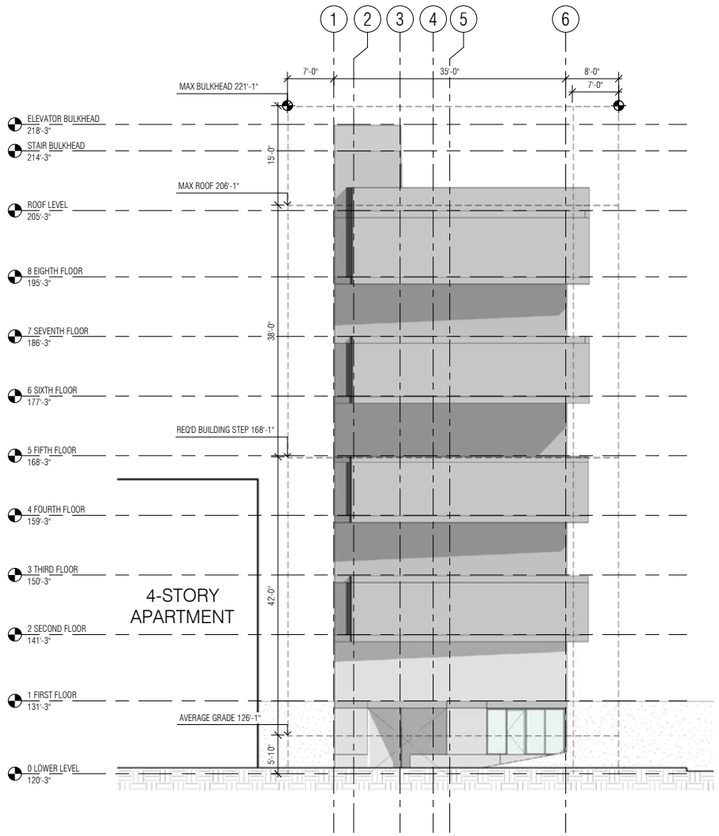
N

KEY

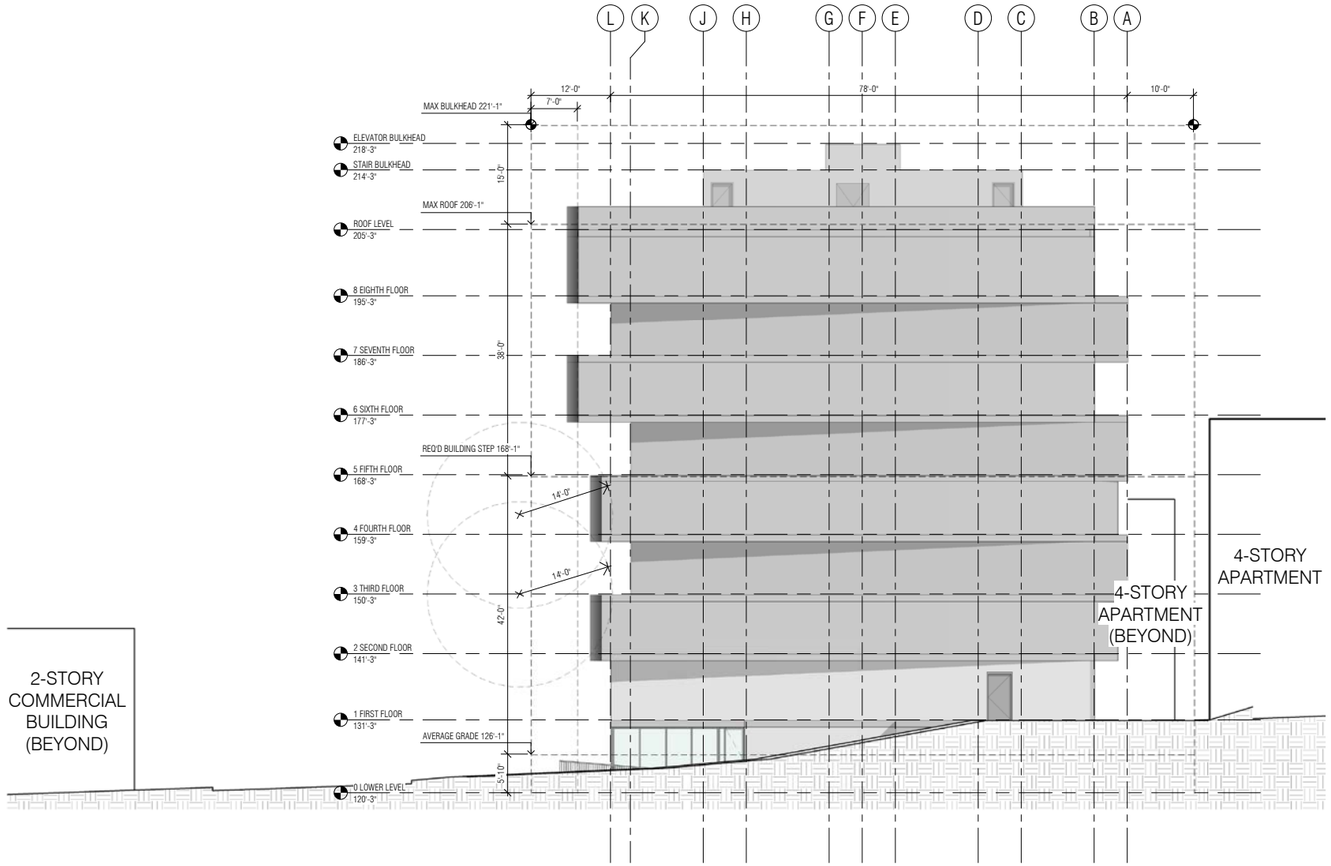
- Residential Space
- Shared / Amenity Spaces
- Circulation
- Utility
- Shaft
- Parking

07 *Preferred* Option 3 'Rift' | Elevations

SOUTH ELEVATION (FOR REFERENCE)

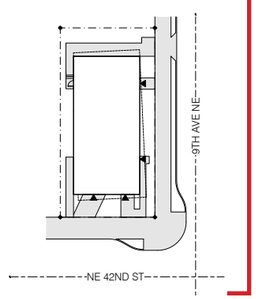


EAST ELEVATION



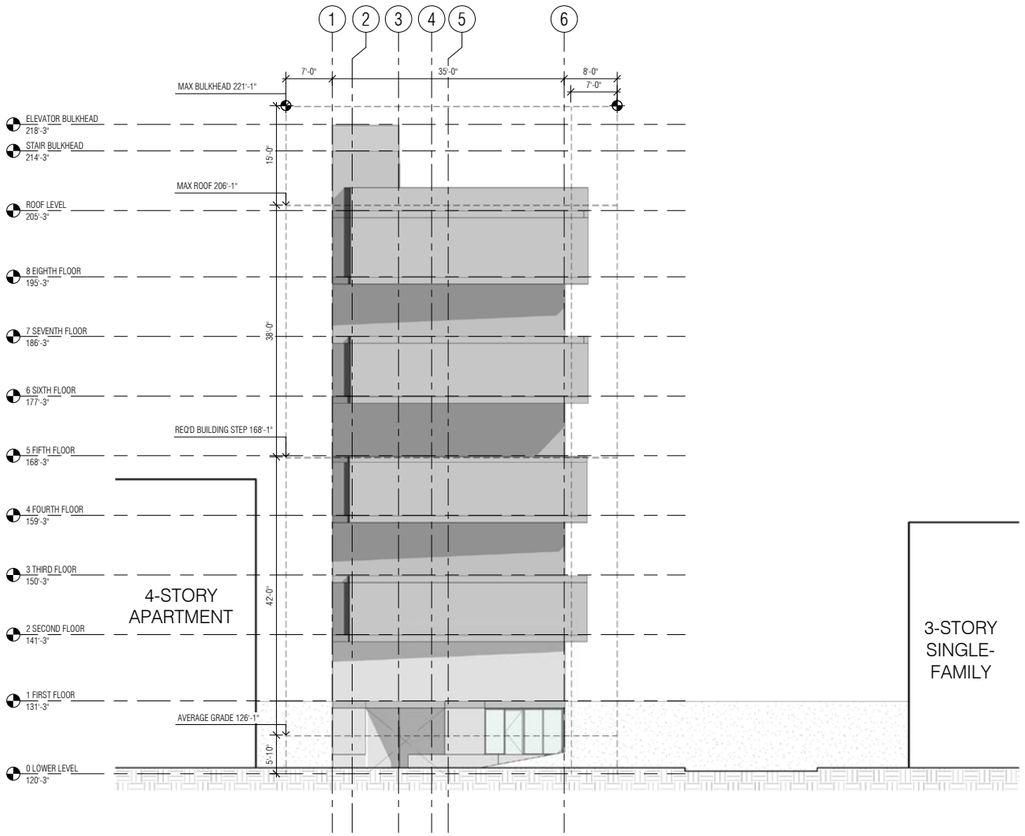
KEY

- Residential Space
- Shared / Amenity Spaces
- Circulation
- Utility
- Shaft
- Parking

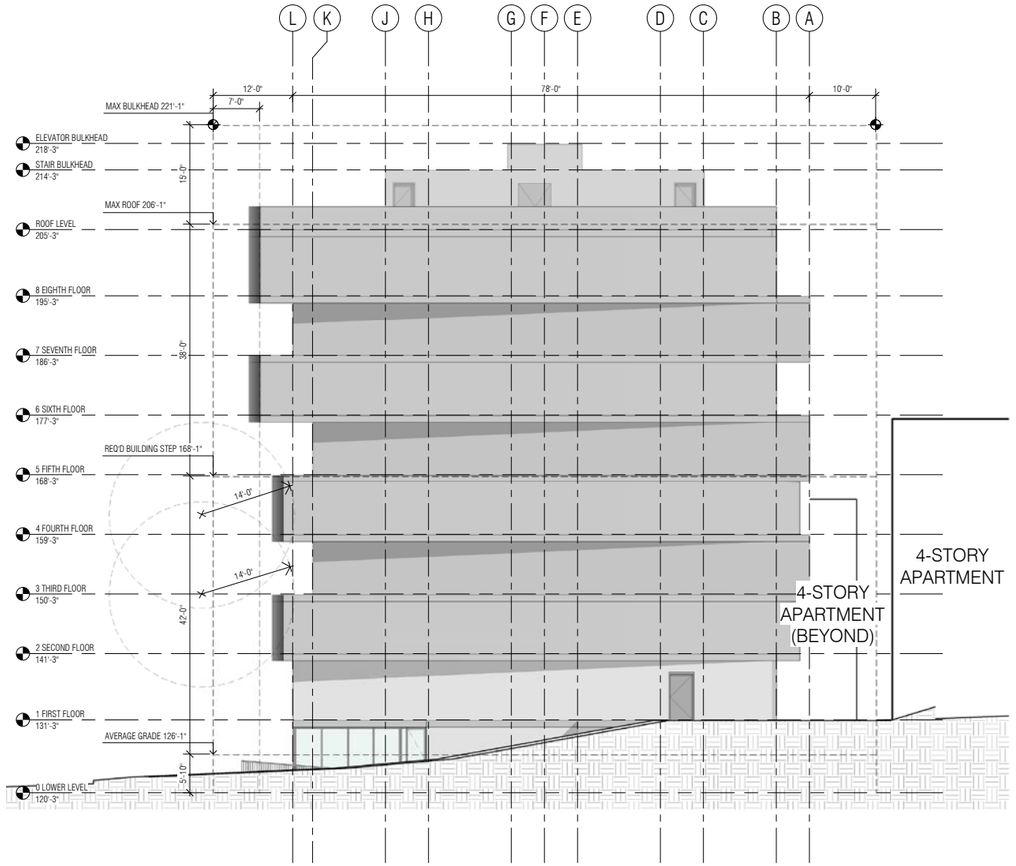


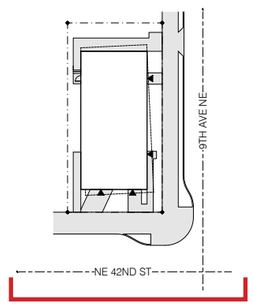
07 *Preferred* Option 3 'Rift' | Elevations

SOUTH ELEVATION



EAST ELEVATION (FOR REFERENCE)



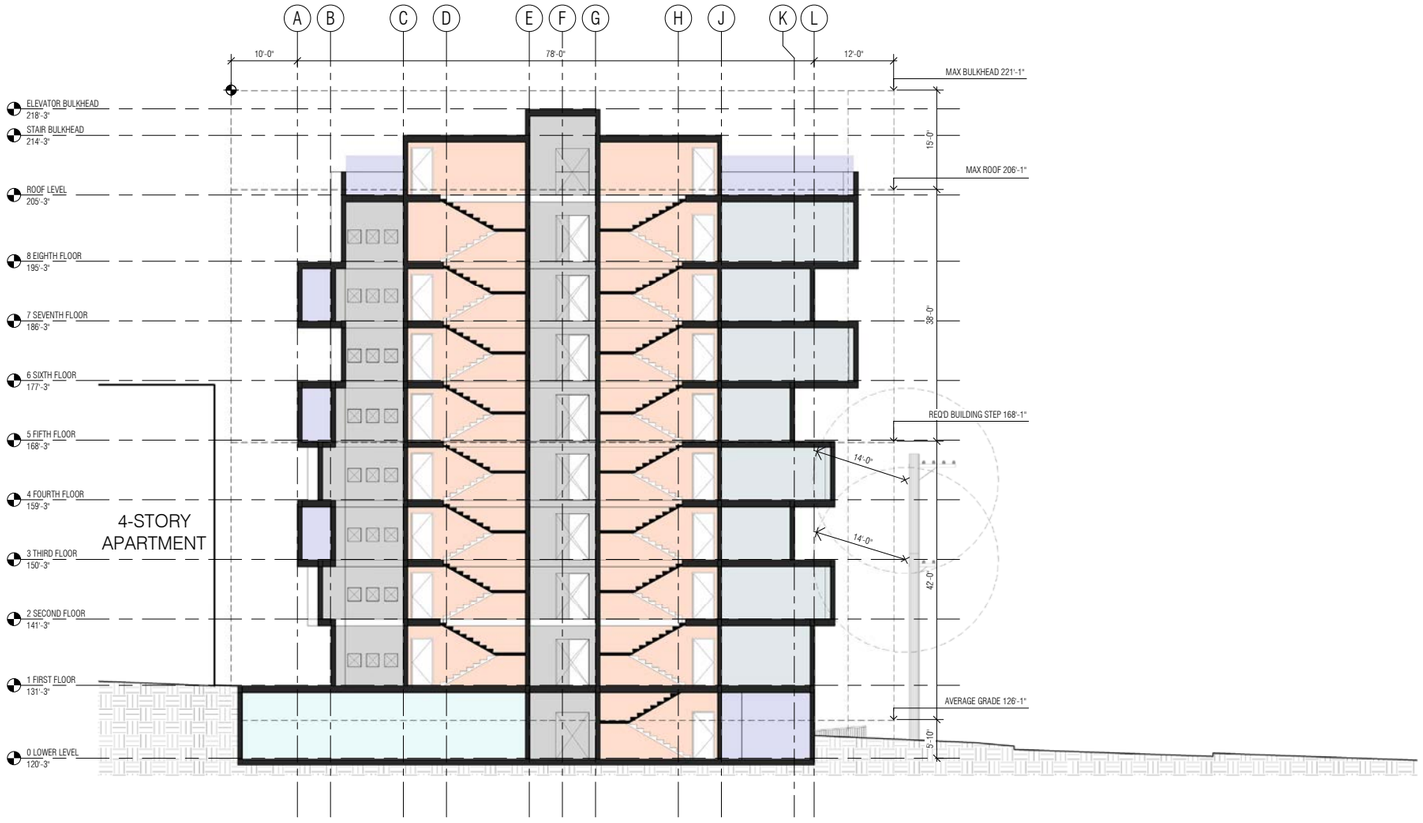


KEY

- Residential Space
- Shared / Amenity Spaces
- Circulation
- Utility
- Shaft
- Parking

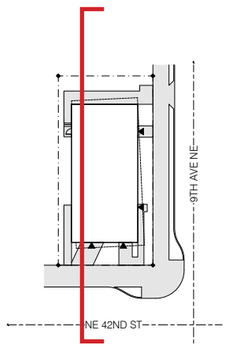
07 *Preferred* Option 3 'Rift' | Sections

SECTION THRU STAIR



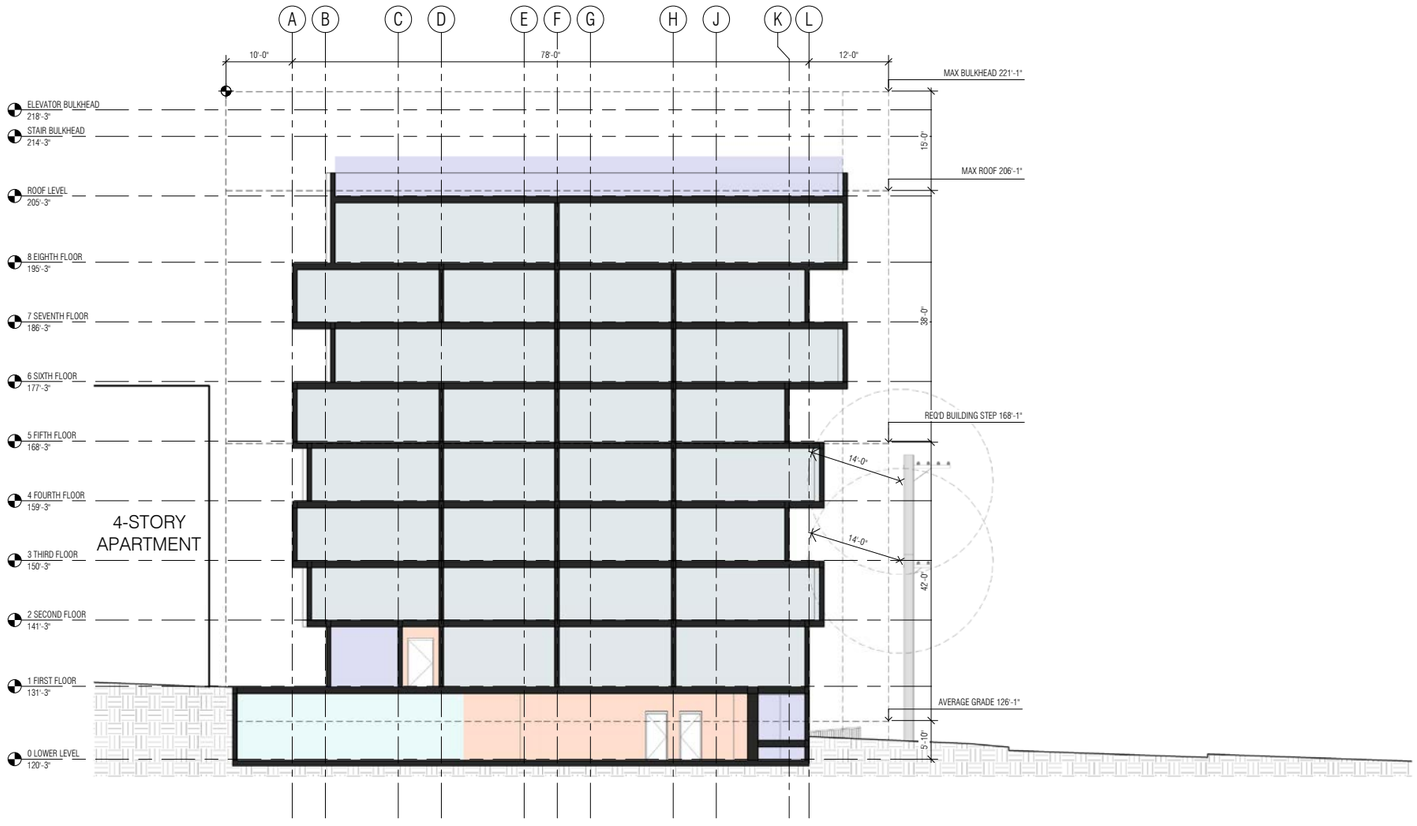
KEY

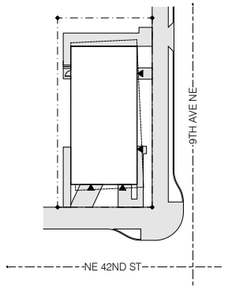
- Residential Space
- Shared / Amenity Spaces
- Circulation
- Utility
- Shaft
- Parking



07 *Preferred* Option 3 'Rift' | Sections

SECTION THRU UNITS





KEY

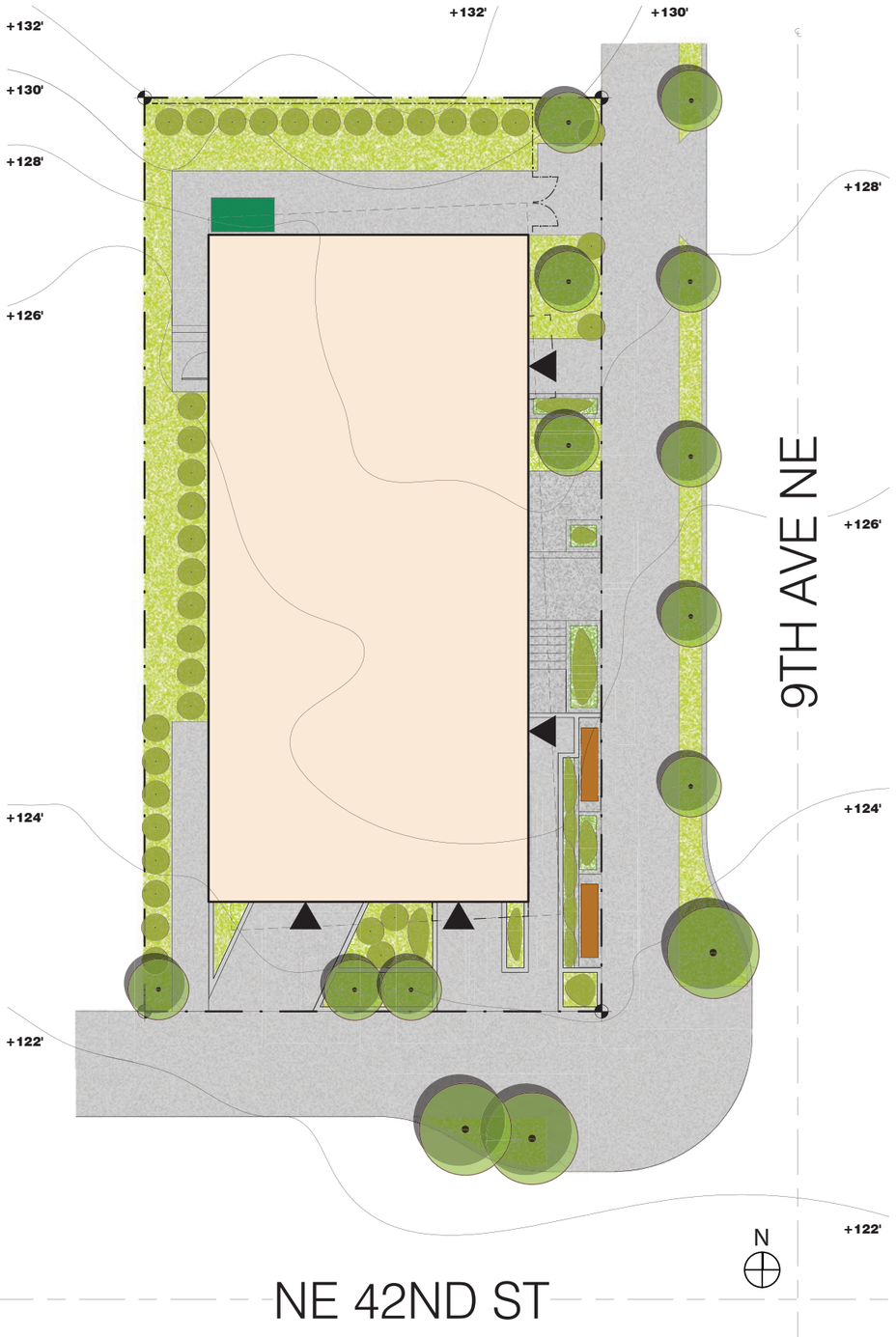
- Residential Space
- Shared / Amenity Spaces
- Circulation
- Utility
- Shaft
- Parking

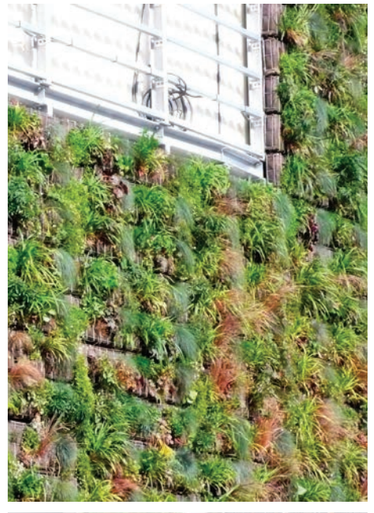
08 Preferred Composite Landscape Plan

KEY

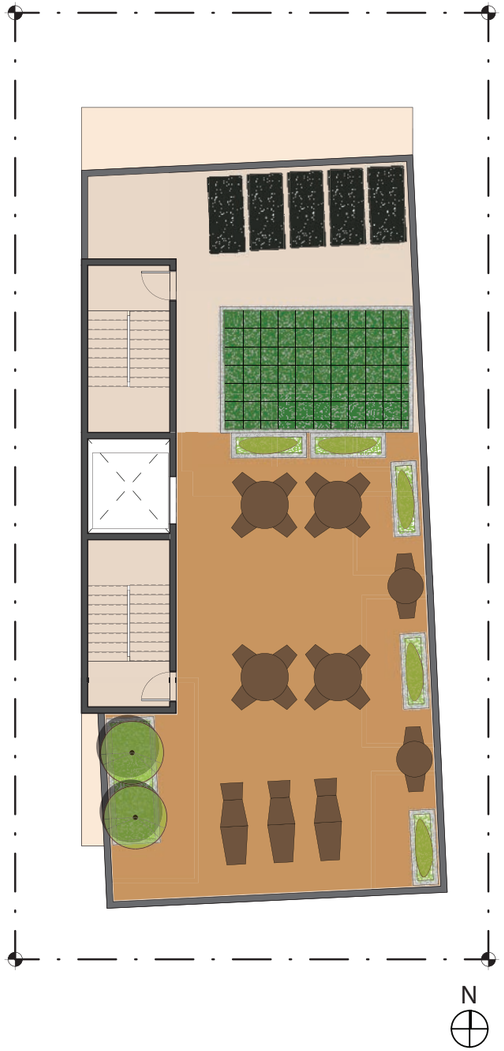
- Pavement / Concrete
- Ground Cover / Grass
- Building Surface
- Entrance
- Shrub / Minor Plant
- Bench
- Planter
- Trash
- Small Tree
- Large Tree

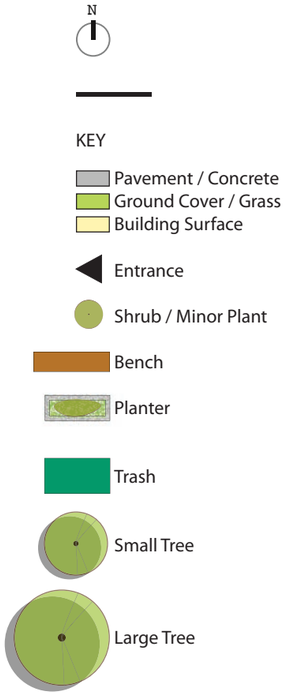
STOOP CONCEPT — LAYERS & CONNECTION





08 Preferred Composite Roof Deck Plan

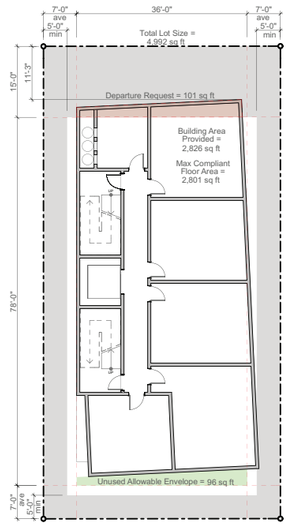




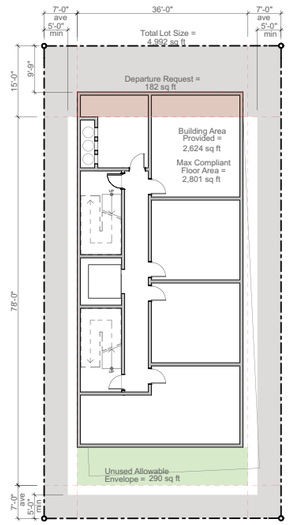
09 Departure Request #1 — Preferred Option 3 'Rift'

CODE CITATION	**SMC 23.45.518.B**
CODE REQUIREMENT	MR zones. Minimum setbacks for the MR zone are shown in Table B: Rear setback: 15 feet from a rear lot line that does not abut an alley; or 10 feet from a rear lot line abutting an alley.
PROPOSED DESIGN DEPARTURE	A departure has has been requested for Preferred Option #3 'Rift' for a 10'-0" rear setback with no net gain, volumetrically, for the development.
RATIONALE	Due to the small size (5,000sf) of the site approximately 45% of the land area is within the setback requirements. With an FAR of 4.5 (22,500SF total) and a height limit of 85'-0" a full build-out to the very edges of setback requirements results in a building under the allowed FAR area (*see Design Approach*). This in-and-of-itself is not an issue. The issue is it encourages no risk-taking or incentive to create a structure of architectural interest. With this additional room to work the structure has more room to breathe and may be manipulated in plan to create the rifted terracing effect shown and discussed throughout the proposal. This is a trade-off scenario where no additional volume in envelope is claimed in a full-faith effort to provide more architectural interest in the design without grabbing for more area.

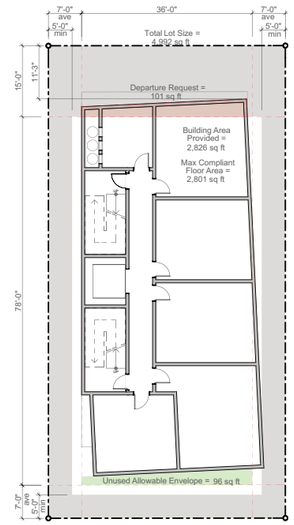
COMPARABLE FLOOR PLANS



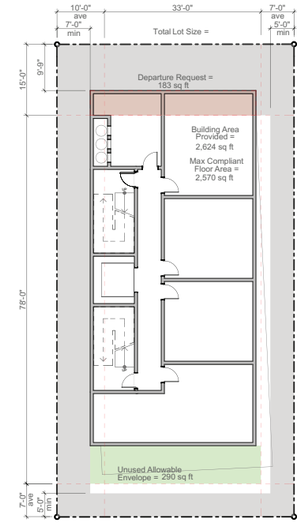
2nd Floor



3rd Floor



4th Floor



5th Floor

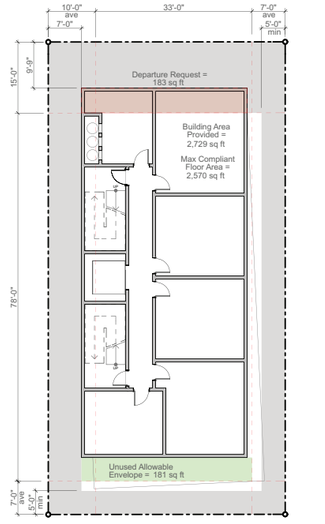
KEY

Area / Volume Less Than Average Setback

Area / Volume Greater Than Average Setback

09 Departure Request #1 — Preferred Option 3 'Rift'

COMPARABLE FLOOR PLANS



7th Floor

0 8' 16' 32'

SECTION DIAGRAM

VOLUME TABULATION

Floor	Volume of Requested Departure (cu ft)	Volume of Unused Allowable Evelope (cu ft)
8	0	0
7	1,647	2,610
6	0	0
5	1,647	2,610
4	909	864
3	1,638	2,610
2	909	864
1	0	1,760
Total	6,750	11,318

KEY

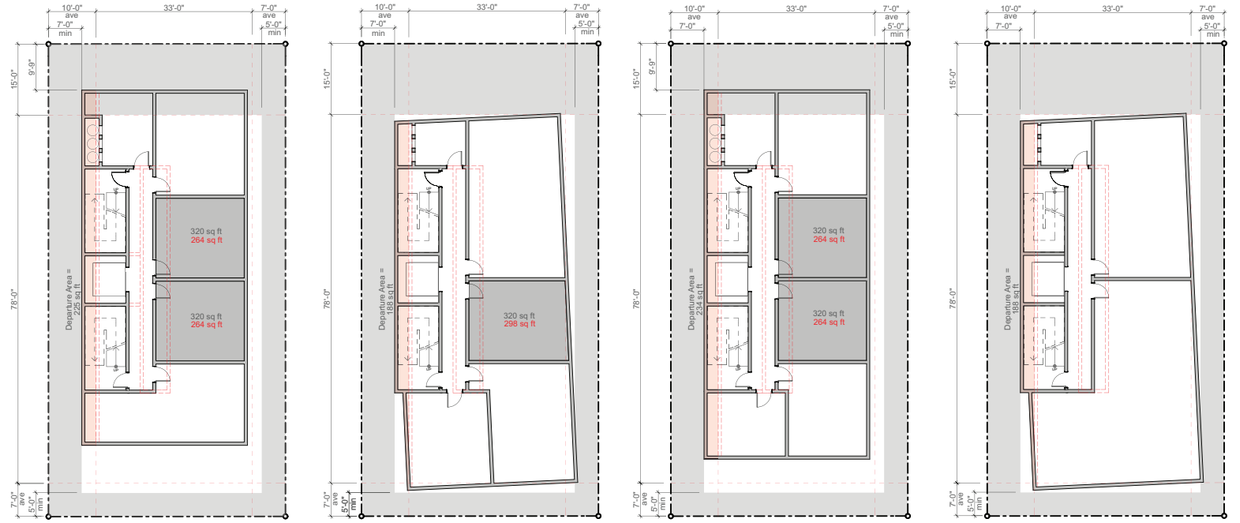
Area / Volume Less Than Average Setback

Area / Volume Greater Than Average Setback

09 Departure Request #2 — Preferred Option 3 'Rift'

CODE CITATION	**SMC 23.45.518.B**
CODE REQUIREMENT	MR zones. Minimum setbacks for the MR zone are shown in Table B: Side setback from interior lot line: For portions of a structure: 42 feet or less in height: 7 foot average setback; 5 foot minimum setback; Above 42 feet in height: 10 foot average setback; 7 foot minimum setback.
PROPOSED DESIGN DEPARTURE	A departure has has been requested for both Option #2 'Twist' and Preferred Option #3 'Rift' for an average setback greater (>) than 10'- 0" above 42'-0" in height. The 7'-0" minimum setback above 42'-0" complies with the existing requirement. Compliance with setback requirements for the portion of structure at or below 42'-0" in height still met.
RATIONALE	The site is a corner lot, with the two streets abutting the south and east sides of the site. As a long and narrow, small site the primary objective was to orient the residential units so that all had optimal views, air, and daylighting to street-side-facing facades. Though this has been successfully accomplished, the result is the circulation core (exit stairs, elevator, and trash chute) occupying the rear / side portion of the structure. Due to the shaft-like nature of the core and the accompanying circulation corridor, a compromise must be made between the step at 42'-0" accomplished by positioning the stair at 10'-0" throughout resulting in an overall loss in the depth of residential units below 42'-0". As a solution, we are asking to depart from requirement in order to provide a core at 7'-0" for the entire height of the structure.

COMPARABLE FLOOR PLANS



5th Floor 6th Floor 7th Floor 8th Floor

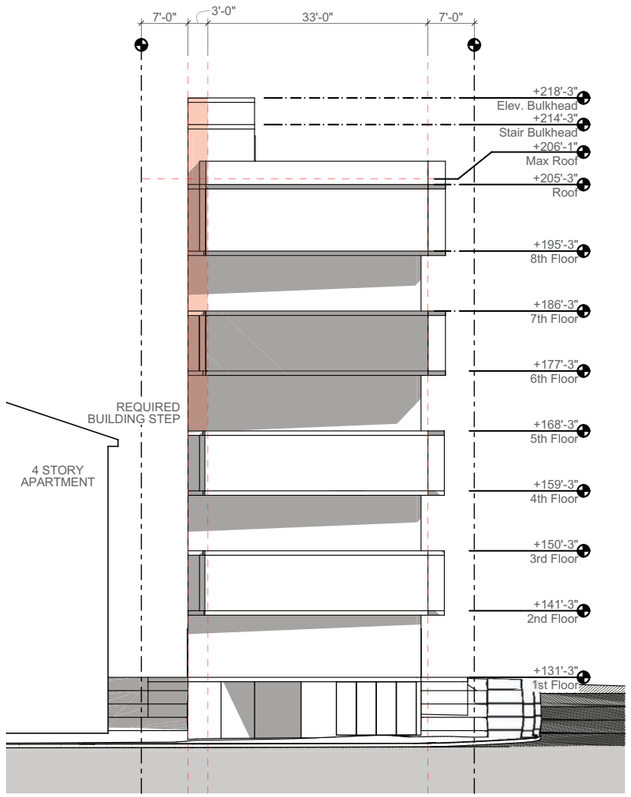
0 8' 16' 32'

KEY

Location of 10ft average setback

Red lines/ text indicate location of compliance

ELEVATION DIAGRAM



South Elevation

KEY

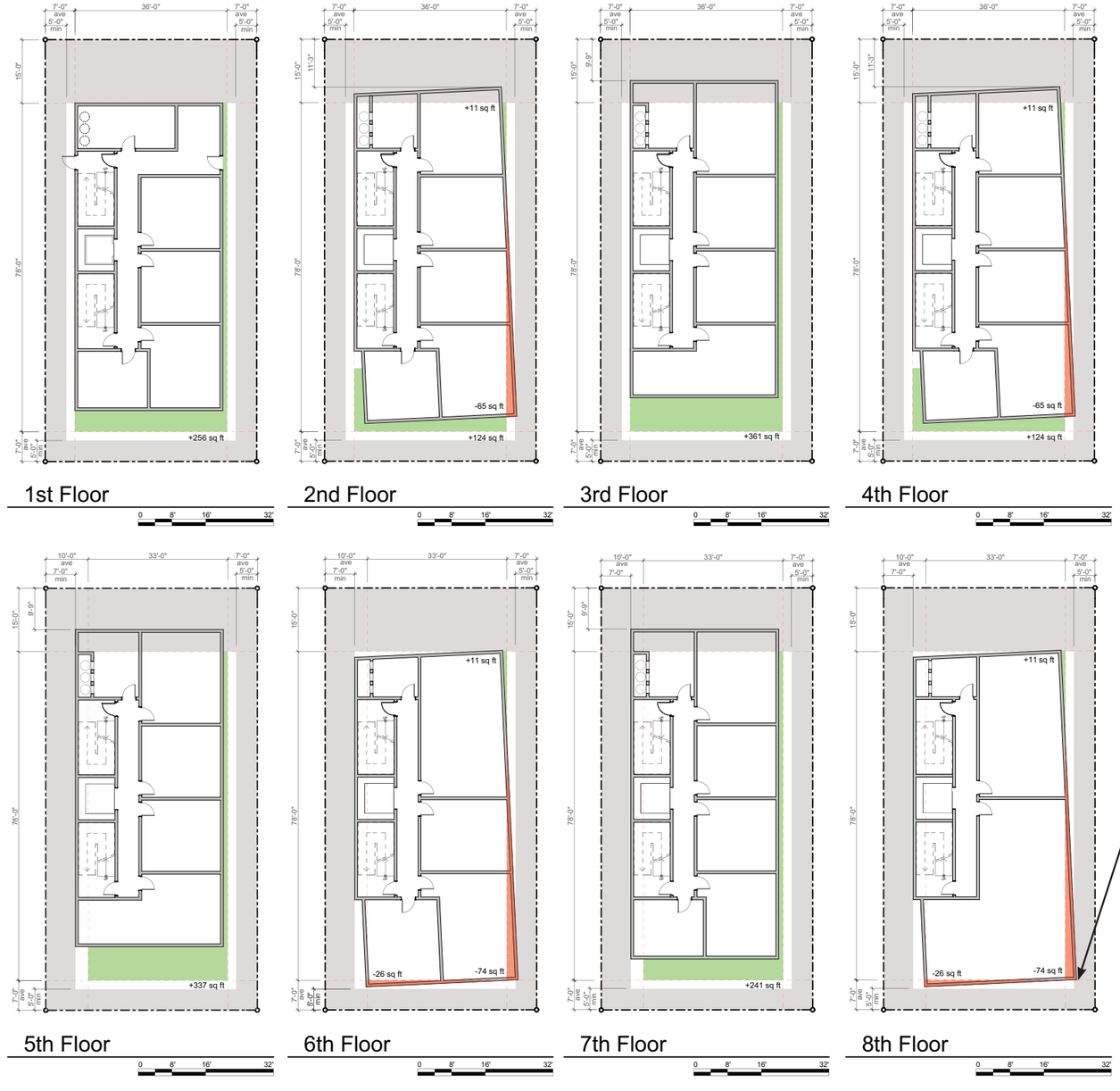
Area / Volume Less Than Average Setback

Area / Volume Greater Than Average Setback

09 Departure Request #3 — Preferred Option 3 'Rift'

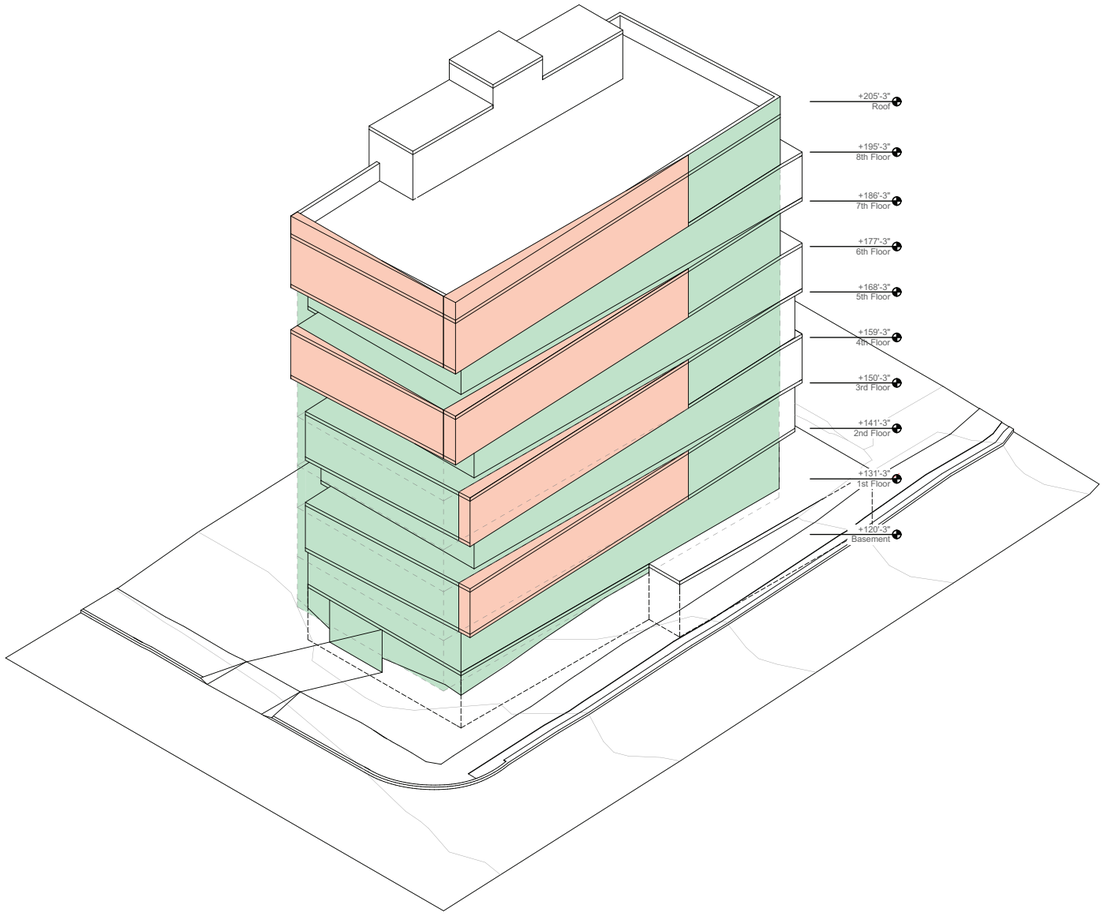
CODE CITATION	**SMC 23.45.518.B**
CODE REQUIREMENT	MR zones. Minimum setbacks for the MR zone are shown in Table B: Front and side setback from street lot lines: 7 foot average setback; 5 foot minimum setback.
PROPOSED DESIGN DEPARTURE	A departure has been requested for both Option #2 'Twist' and Preferred Option #3 'Rift' (to different degrees) provide less than an average 7'-0" for a given floor and more than an average 7'-0" on another floor with no net gain, volumetrically, for the development — i.e. volumetrically each facade provides a minimum average 7'-0" setback just not on a per floor basis. A 5'-0" minimum setback has been maintained, per the code requirement.
RATIONALE	Due to the small size (5,000sf) of the site approximately 45% of the land area is within the setback requirements. With an FAR of 4.5 (22,500SF total) and a height limit of 85'-0" a full build-out to the very edges of setback requirements results in a building under the allowed FAR area (*see Design Approach*). This in-and-of-itself is not an issue. The issue is it encourages no risk-taking or incentive to create a structure of architectural interest. With this additional room to work the structure has more room to breathe and may be manipulated in plan to create the rifted terracing effect shown and discussed throughout the proposal. This is a trade-off scenario where no additional volume in envelope is claimed in a full-faith effort to provide more architectural interest in the design without grabbing for more area.

COMPARABLE FLOOR PLANS



09 Departure Request #3 — Preferred Option 3 'Rift'

AXON 3D DIAGRAM VIEW



VOLUME TABULATION

Floor	Volume of Requested Departure (cu ft)	Volume of Unused Allowable Evelope (cu ft)
8	1,008	120
7	0	2,169
6	900	99
5	0	3,033
4	558	1,215
3	0	3,249
2	585	1,215
1	0	2,560
Total	3,051	13,660

KEY

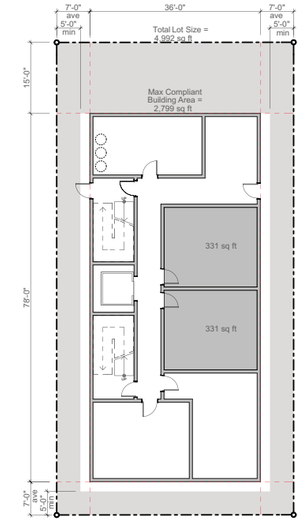
Area / Volume Less Than Average Setback

Area / Volume Greater Than Average Setback

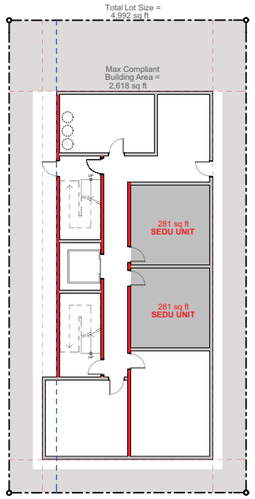
09 Departure Request #4 — Option 2 'Twist'

CODE CITATION	**SMC 23.45.518.B**
CODE REQUIREMENT	MR zones. Minimum setbacks for the MR zone are shown in Table B: Side setback from interior lot line: For portions of a structure: 42 feet or less in height: 7 foot average setback; 5 foot minimum setback; Above 42 feet in height: 10 foot average setback; 7 foot minimum setback.
PROPOSED DESIGN DEPARTURE	A departure has has been requested for both Option #2 'Twist' and Preferred Option #3 'Rift' for an average setback greater (>) than 10'- 0" above 42'-0" in height. The 7'-0" minimum setback above 42'-0" complies with the existing requirement. Compliance with setback requirements for the portion of structure at or below 42'-0" in height still met.
RATIONALE	The site is a corner lot, with the two streets abutting the south and east sides of the site. As a long and narrow, small site the primary objective was to orient the residential units so that all had optimal views, air, and daylighting to street-side-facing facades. Though this has been successfully accomplished, the result is the circulation core (exit stairs, elevator, and trash chute) occupying the rear / side portion of the structure. Due to the shaft-like nature of the core and the accompanying circulation corridor, a compromise must be made between the step at 42'-0" accomplished by positioning the stair at 10'-0" throughout resulting in an overall loss in the depth of residential units below 42'-0". As a solution, we are asking to depart from requirement in order to provide a core at 7'-0" for the entire height of the structure.

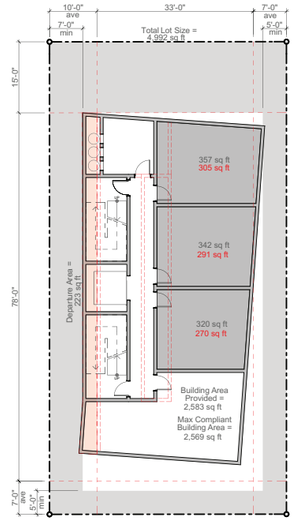
COMPARABLE FLOOR PLANS



Ground Floor



Ground Floor - Compliant



2nd - 5th Floors

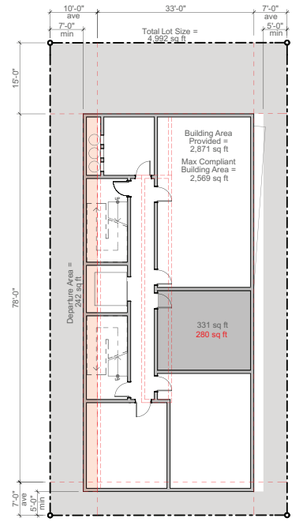
KEY

Location of 10ft average setback

Red lines/ text indicate location of compliance

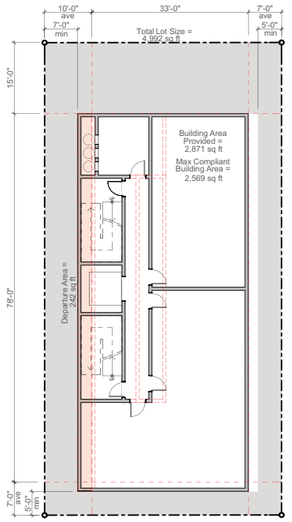
09 Departure Request #4 — Option 2 'Twist'

COMPARABLE FLOOR PLANS



6nd - 7th Floors

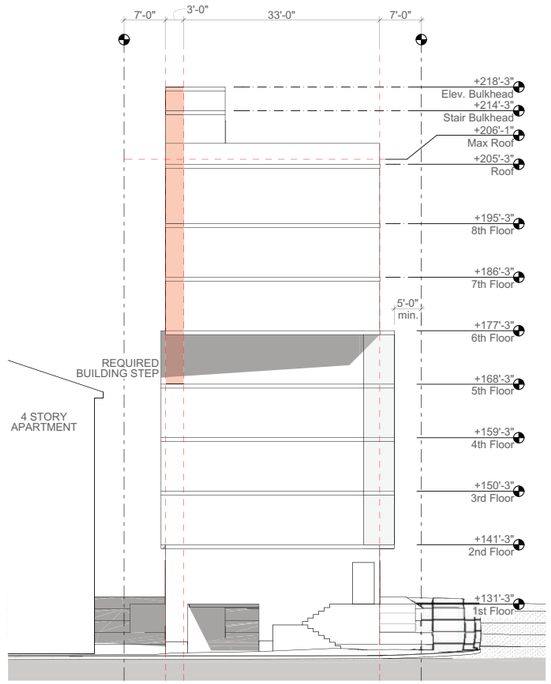
0 8' 16' 32'



8th Floor

0 8' 16' 32'

ELEVATION DIAGRAM



South Elevation

KEY

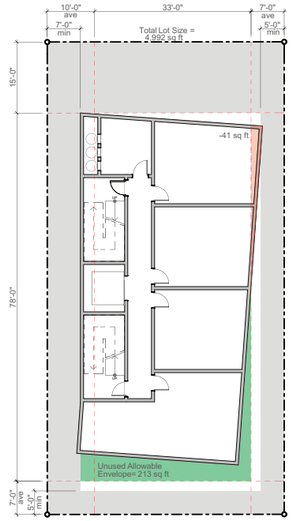
Area / Volume Less Than Average Setback

Area / Volume Greater Than Average Setback

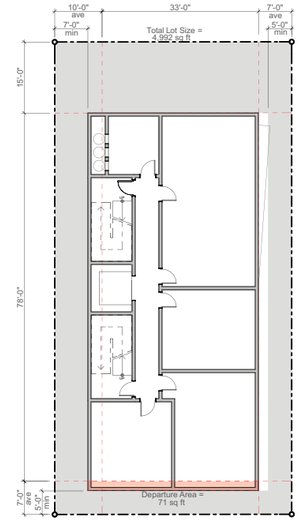
09 Departure Request #5 — Option 2 'Twist'

CODE CITATION	**SMC 23.45.518.B**
CODE REQUIREMENT	MR zones. Minimum setbacks for the MR zone are shown in Table B: Front and side setback from street lot lines: 7 foot average setback; 5 foot minimum setback.
PROPOSED DESIGN DEPARTURE	A departure has been requested for both Option #2 'Twist' and Preferred Option #3 'Rift' (to different degrees) provide less than an average 7'-0" for a given floor and more than an average 7'-0" on another floor with no net gain, volumetrically, for the development — i.e. volumetrically each facade provides a minimum average 7'-0" setback just not on a per floor basis. A 5'-0" minimum setback has been maintained, per the code requirement.
RATIONALE	Due to the small size (5,000sf) of the site approximately 45% of the land area is within the setback requirements. With an FAR of 4.5 (22,500SF total) and a height limit of 85'-0" a full build-out to the very edges of setback requirements results in a building under the allowed FAR area (*see Design Approach*). This in-and-of-itself is not an issue. The issue is it encourages no risk-taking or incentive to create a structure of architectural interest. With this additional room to work the structure has more room to breathe and may be manipulated in plan to create the rifted terracing effect shown and discussed throughout the proposal. This is a trade-off scenario where no additional volume in envelope is claimed in a full-faith effort to provide more architectural interest in the design without grabbing for more area.

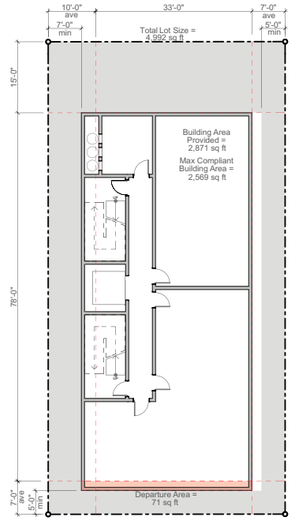
COMPARABLE FLOOR PLANS



2nd - 5th Floor



6nd - 7th Floors



8th Floors

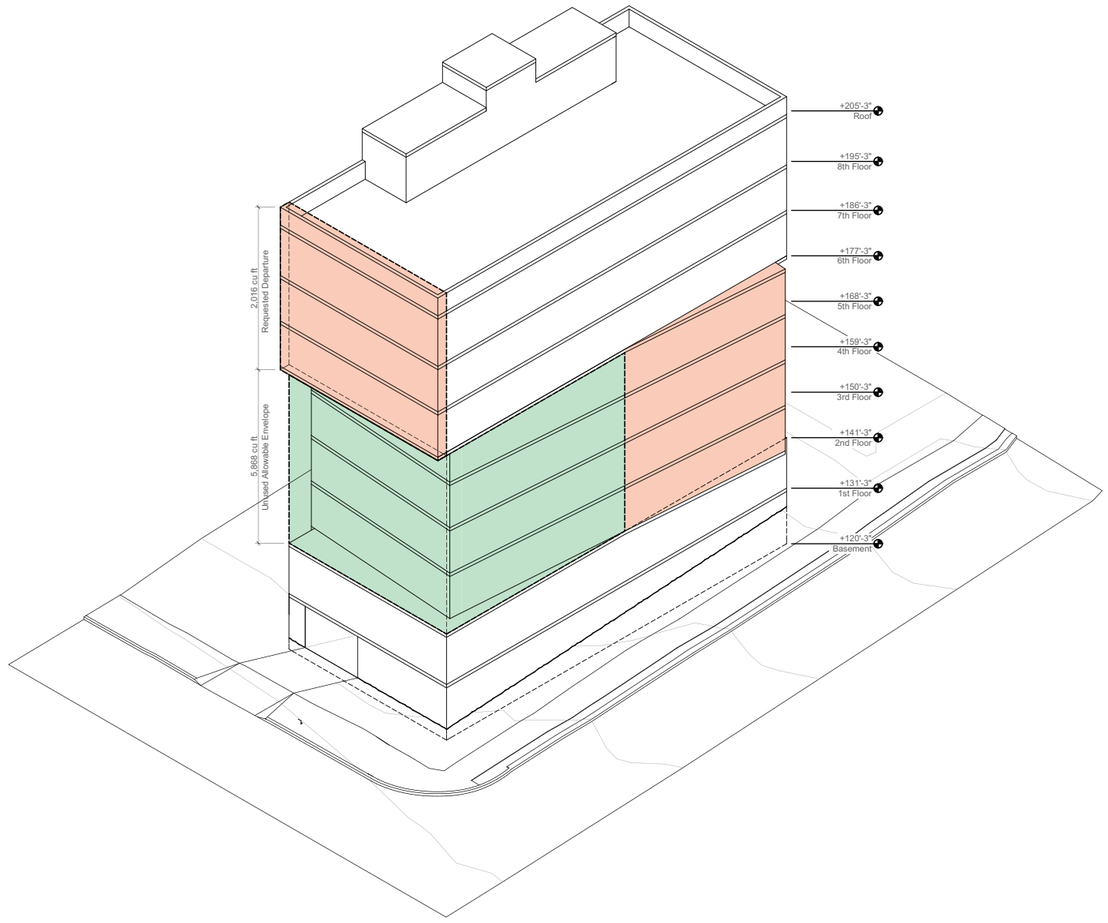
KEY

Area / Volume Less Than Average Setback

Area / Volume Greater Than Average Setback

09 Departure Request #5 — Option 2 'Twist'

AXON 3D DIAGRAM VIEW



VOLUME TABULATION

Floor	Volume of Requested Departure (cu ft)	Volume of Unused Allowable Evelope (cu ft)
8	639	0
7	639	0
6	639	0
5	369	1,917
4	369	1,917
3	369	1,917
2	369	1,917
1	0	0
Total	3,393	7,668

KEY

Area / Volume Less Than Average Setback

Area / Volume Greater Than Average Setback

1325 N 178th St, Shoreline, WA 98133 | 206 915 3412 **Jan Hromada** Architecture + Design